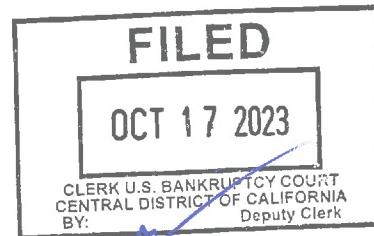


1 TAYYABEH SHAJARIHZADI.

2 In pro per
9453 Charleville Bl.
Beverly Hills, CA 90212
3 Telephone: (310) 550-6333
Email: tilaizadi@yahoo.com

4 TAYYABEH SHAJARIHZADI,
5 an individual, in pro per



7 UNITED STATES BANKRUPTCY COURT
8 CENTRAL DISTRICT – LOS ANGELES DIVISION

2:23-bk-10272-BR

9 Case No. ~~2:23-bk-10272-BR~~

10 TAYYABEH SHAJARIHZADI, an individual.

11 Plaintiff,

12 v.

13 ELNAZ HOUSHMAND NAGASHAN, also
known as ELNAZ HOUSHMAND, an
14 individual, JOHN PRINGLE, SOLELY IN HIS
ROLE AS CHAPTER 7 BANKRUPTCY
15 TRUSTEE, ALL PERSONS UNKNOWN
16 CLAIMING ANY LEGAL OR EQUITABLE
RIGHT, TITLE, ESTATE, LIEN OR
17 INTEREST IN THE PROPERTY DESCRIBED
18 IN THE COMPLAINT ADVERSE TO
19 PLAINTIFF'S TITLE, OR ANY CLOUD
UPON PLAINTIFF'S TITLE THERETO, and
DOES 1-10, inclusive.

20 Defendants.

21
22 Plaintiff files this complaint for declaratory relief and to quiet title in order to establish that
she, Plaintiff, is the legal title and equitable owner of 1624 S. Gramercy Place, Los Angeles, CA
90019 (the "Property") and the no other party, including the Debtor nor her Bankruptcy Estate have
an interest in the Property.

PARTIES

1. Plaintiff Tayyabeh Shajariizadi ("Shajariizadi" or "Plaintiff") is an individual, residing in the County of Los Angeles, California.
 2. Defendant Elnaz Houshmand Naghashan ("Houshmand") is an individual, residing and working in the County of Los Angeles, California. Houshmand is Shajariizadi's daughter.
 3. Defendant John Pringle is the Chapter 7 Bankruptcy Trustee and represents the Chapter 7 Bankruptcy Estate of Houshmand.
 4. The Defendants named herein as "All persons unknown, claiming any legal or equitable right, title, estate, lien, or interest in the property described in the complaint adverse to Plaintiffs' title, or any cloud upon Plaintiffs' title thereto," are precisely that – unknown persons claiming an interest adverse to Plaintiffs' titles as alleged herein, or asserting a cloud upon Plaintiff's title – and are sued herein pursuant to Code of Civil Procedure 762.060.
 5. Plaintiffs are ignorant of the true names and capacities of Defendants sued herein as DOES 1 through 50, and therefore sue those Defendants by such fictitious names. Plaintiffs will amend this Complaint to allege their true names and capacities when ascertained. Plaintiffs are informed and believe that each of the fictitiously named Defendants claim some right, title or interest in the property or matters that are the subject of this Action, or that each of them is legally responsible in some manner for the events, occurrences and obligations alleged in this Complaint.

VENUE

6. Venue is the United States Bankruptcy Court in the Central District where the Defendant Houshmand's Bankruptcy case is pending.
 7. The Court has jurisdiction because it is a core proceeding and the claims and debts are associated with this Bankruptcy Case.

FACTS COMMON TO ALL CAUSES OF ACTION

BACKGROUND OF FACTS BETWEEN THE PARTIES

8. The underlying case at issue concerned a dispute between Shahrokh Mokhtarzadeh (“Mokhtarzadeh”), a former attorney for Defendant Houshmand.
 9. For a period of time, Mokhtarzadeh represented Houshmand in a marital dissolution in the Los Angeles Superior Court, case no. BD593216, (Elnaz Houshmand Nagashan v. Amir Shahram Makoui) (the “Dissolution Case”).
 10. In that matter, Mokhtarzadeh represented Houshmand from approximately August 2015 through approximately May 2017.
 11. At no time did Houshmand or Mokhtarzadeh ever execute any retainer agreement, nor any document of any kind, memorializing the terms of his representation, including the rate for his fees, his expenses, or terms whatsoever. There was simply an oral agreement between them as to his representation of Houshmand.
 12. Additionally, Mokhtarzadeh stated to Houshmand at that time, the commencement of his representation, and numerous times throughout, that he would recover his fees from Houshmand’s former husband.
 13. Notwithstanding the foregoing, Houshmand and her ex-husband, Amir Shahram Mkoui, paid Mokhtarzadeh approximately one hundred thirty thousand dollars U.S. (\$130,000.00), over the two (2) year period from 2015 through 2017, both via court orders as a result of Request for Orders to recover attorneys’ fees from Houshmand’s ex-husband, Makoui, and payments made directly by Houshmand to Mokhtarzadeh. Houshmand was then, and is still, employed as a hair stylist, and earned and still earns approximately one thousand dollars U.S. (\$1,300.00) per month, and caring for an autistic child, and could never afford the fees that Mokhtarzadeh was charging for his services. She was able to afford some of these payments due to having received certain proceeds from her ex-husband prior to the dissolution of the marriage. Houshmand specifically stated this to Mohkhtarzadeh at that time, and throughout, and

1 Mokhtarzadeh responded repeatedly that he would pursue the abundance of his fees from her
2 ex-husband Makoui through the court.

3 14. In May 2017, Mokhtarzadeh withdrew from that Dissolution Case, a month before trial. Prior
4 to his withdrawal from that matter, Mokhtarzadeh had filed numerous Requests for Order with
5 the court, and had been granted numerous sums. The total receipts in attorneys' fees, both
6 from direct payments from Houshmand, and court-ordered sums derived from the ex-husband,
7 Makoui, totaled one hundred and eighty-two thousand dollars U.S. (\$182,000.00), of which
8 fifty-two thousand dollars U.S. (\$52,000.00) remained and remains uncollected from the ex-
9 husband. Mokhtarzadeh claimed outstanding attorneys' fees totaling seven hundred and
10 fourteen thousand dollars U.S. (\$714,000.00). On February 8, 2017, Mokhtarzadeh's final
11 Request for Order for Attorneys Fees was heard. That final Request for Order was denied by
12 the court. At that hearing, the court stated its concerns regarding the "size of the attorneys'
13 fees." The court then denied Plaintiff's final Request for Order due to these exorbitant fees,
14 and apparent manufacturing of unnecessary and repetitive filings in that matter. The court's
15 finding is *res judicata* (law of the case), and applied in that action on that very same issue.
16 Plaintiff's further attempts to claim excessive and exorbitant attorneys' fees relating to that
17 original Dissolution Case were barred by that doctrine.

18 15. As background, Houshmand's father, Iraj Houshmand Nagashan ("Iraj" herein), emigrated to
19 the U.S. in mid-2016. In 2017, in an attempt to acquire a real property located at 1624 S.
20 Gramercy Place, Los Angeles, CA 90019 (the "Property"), it was determined that he would
21 require a signatory who was a U.S. citizen in good standing in order to qualify for the necessary
22 loans. Houshmand, his daughter, agreed to sign the requisite loan and trust deed documents.
23 On May 9, 2017, Houshmand executed the real property loans (two (2) loans totaling six
24 hundred and twenty-five thousand dollars U.S. (\$625,000.00)) and the trust deed documents
25 on the Property, and title was placed in her name. Though the Property was purchased in
26 Houshmand's name, all mortgage payments, initial down payments, tax payments, utilities,
27 and any other expenses related to the Property were paid by Iraj. Iraj, additionally,
28 compensated Houshmand by agreeing to pay her rent at her own apartment for a two (2) year

1 period, with payments totaling up to thirty-five thousand dollars U.S. (\$35,000.00.).
2

3 16. As part of their agreement, Iraj, requested that Houshmand form a corporation for the Property,
4 which she did, Le Gramercy, LLC, and on June 1, 2017, via a quit claim, she placed the
Property as an asset in that entity.
5

6 PROBATE COURT ESTABLISHING PLAINTIFF IS RIGHTFUL OWNER OF PROPERTY
7

8 17. On June 24, 2019, Houshmand filed a Quit Claim Deed in order to convey the Property from
9 Le Gramercy, LLC to Iraj per Iraj's request. This was appropriate, as Iraj had, in fact, bore all
10 financial obligations with respect to the Property, and apart from signing the original loan and
11 trust deed documents, Houshmand had not participated in being responsible for the Property
12 in any way. At the time of this transfer there were no legal proceedings by Mokhtarzadeh
13 against Houshmand. (Attached hereto as Exhibit 1, and incorporated herein by reference, is a
14 true and correct copy of a chart created which sets forth payments made by Iraj for the
15 mortgages on Gramercy as long as he could, during Covid, which were taken out of this bank
16 account via automatic payments. The payments stopped after his death. This chart also
17 evidences that Iraj paid Houshmand's rent.) (Also, attached hereto as Exhibit 2, and
18 incorporated herein by reference, is a true and correct copy of Schedule C from Iraj's 2017 and
19 2018 tax returns which evidence that he paid the property taxes and mortgage on Gramercy.)
20 Also a complete set of Iraj's bank statements have been subpoenaed and sent directly from the
21 bank to the office of the Trustee.

22 18. When Houshmand's father, Iraj, passed away on October 24, 2019, the Property as one of his
23 principle assets passed into Los Angeles County Probate Court.

24 19. On September 15, 2021, the Probate Court found that the Property was rightfully to be
25 conveyed to Iraj's surviving spouse, Tayyebeh Shajariizadi ("Tayyebeh"), as marital
26 community property. (Los Angeles County Probate Court case no. 21STPB02273)
27 (Attached hereto as Exhibit 3, and incorporated herein by reference, is a true and correct copy
28 of Probate Court Spousal Property Order dated September 15, 2021.) (Attached hereto as

Exhibit 4, and incorporated herein by reference, are true and correct copies of the title indicating Tayyebeh as the owner at that time.)

20. Tayyebeh then became the rightful owner of the Property, and retained ownership of the Property title, and she has remained the owner to the present date. Never was the issue of Houshmand's ownership of the Property raised. Houshmand simply retains bare legal title, but not actual title of the Property. In accordance with 11 U.S. code section 541(d), the Property is not an asset of the Bankruptcy Estate:

"Property in which the debtor holds, as of the commencement of the case, only legal title and not an equitable interest, such as a mortgage secured by real property, or an interest in such a mortgage, sold by the debtor but as to which the debtor retains legal title to service or supervise the servicing of such mortgage or interest, becomes property of the estate under subsection (a)(1) or (2) of this section only to the extent of the debtor's legal title to such property, but not to the extent of any equitable interest in such property that the debtor does not hold."

21. That finding of the Probate court was *res judicata* of the case. Tayyebeh had been unable to make the required mortgage payments on the Property, and was notified by the bank, Union Bank, that foreclosure proceedings would commence unless these payments in arrears were made, and the account brought current.

22. On December 30, 2019, nearly a year after any involvement with the original Post-Dissolution Case, several years after that case was finalized, and nearly half a year after the transfer of the Property, Mokhtarzadeh commenced the legal proceeding against Houshmand for attorneys' fees, claiming open book account, account stated, *quantum meruit*/reasonable value of services provided, breach of contract, and common counts.

23. On April 17, 2020, Mokhtarzadeh filed the other legal proceeding, an action claiming fraudulent conveyance relating to the Property.

24. Molkhterzadeh filed a *lis pendens* on the Property on October 1, 2020.

24. MOKHTARZADEH (No. 11-1) _____
25. As set forth herein, there was absolutely no basis for either Mokhtarzadeh's complaint, or the
lis pendens.

26. Mokhtarzadeh filed his claim for fraudulent conveyance on April 17, 2020. Notwithstanding the fact that there was no basis to file such an action, as the Property had no relation to any of the parties with respect to the fee dispute, as well as the fact that the Property was, in fact, in full possession of Houshmand at the time of his improper filing of a fraudulent conveyance claim, as fully set forth herein. Mokhtarzadch alleged that Houshmand attempted to prevent collection of this debt by fraudulently conveying a real property, the Property, to Iraj, her father, to avoid any potential lien that may be applied to the Property, if no other assets were available to satisfy this debt. notwithstanding the fact that Houshmand transferred the Property almost half a year prior to any legal proceeding by Mokhtarzadeh against Houshmand.

27. Houshmand alleges that the transfer of the real property, the Property, to Iraj, was entirely whole and proper, as Houshmand had merely signed the original loan and trust deed documents, as a favor to her father, Iraj, who was not a U.S. citizen or resident, at the time of the original purchase, and she never made any payments relating to that Property, which obligations were borne solely by Iraj. Additionally, she was well compensated by Iraj, by his payment of her rental obligation at her apartment for a period of two (2) years and up to thirty-five thousand dollars U.S. (\$35,000.00). Finally, at the time of that transfer, Mokhtarzadeh had no reason to believe any actions for recovery of any debt were forthcoming, as this was long before any actions by Mokhtarzadeh commenced. Therefore, it was wholly just and proper that Houshmand transferred the Property to her father.

28. In order to establish a claim for fraudulent conveyance, Mokhtarzadeh had to establish all of the following:

- the following:

 - (a) That Mokhtarzadeh had a right to payment from Houshmand;
 - (b) That Houshmand transferred property/incurred an obligation to another party;
 - (c) That Houshmand did not receive a reasonably equivalent value in exchange for the transfer/obligation;**
 - (d) That Mokhtarzadeh's right to payment from Houshmand arose before Houshmand transferred property/incurred an obligation;**
 - (e) That Houshmand was insolvent at that time or became insolvent as a result of the transfer or obligation;

(f) That Mokhtarzadeh was harmed; and
(g) That Houshmand's conduct was a substantial factor in causing Mokhtarzadeh harm.
California Civ. Code section 3439.05.

29. Fraudulent conveyance is a variety of Constructive Fraud. There are two forms of constructive fraud under the Uniform Voidable Transactions Act. Civil Code section 3439.04 provides that a transfer is fraudulent if the debtor **did not receive reasonably equivalent consideration and either** "(1) Was engaged or about to engage in a business or a transaction for which the remaining assets of the debtor were unreasonably small in relation to the business or transaction; or (2) Intended to incur, or believed or reasonably should have believed that he or she would incur, debts beyond his or her ability to pay as they became due." (*Mejia v. Reed* (2003) 31 Cal.4th 657, 669–670 [3 Cal.Rptr.3d 390, 74 P.3d 166].)

30. Mokhtarzadeh recorded the *lis pendens* on the Property without any basis, as a method of prejudgment attachment without having to meet the requirements of Code of Civil Procedure sections 483.010, et seq. Mokhtarzadeh's Complaint did not contain a real property claim. The only claim Mokhtarzadeh had presented to the Court was the improper fraudulent conveyance claim. A claim that seeks an interest in real property merely for the purpose of securing a money damage judgment does not support the recording of a *lis pendens*. *Campbell v. Superior Court* (2005) 132 Cal.App.4th 904, 912; *Urez Corp. v. Superior Court* (2nd App. Dist., 1987) 190 Cal.App.3d 1141, 1149:

"A lis pendens may be filed by any party in an action who asserts a 'real property claim.' (Code of Civ. Proc. § 405.20.) [Footnote omitted.] Section 405.4 defines a "'Real property claim'" as 'the cause or causes of action in a pleading which would, if meritorious, affect . . . title to, or the right to possession of, specific real property. . . .' If the pleading filed by the claimant does not properly plead a real property claim, the lis pendens must be expunged upon motion under CCP 405.31! [Citation.]

"Section 405.30 allows the property owner to remove an improperly recorded lis pendens by bringing a motion to expunge. There are several statutory bases for

1 expungement of a *lis pendens*, including [that the] claimant's pleadings, on which the
2 *lis pendens* is based, do not contain a real property claim. (See § 405.31.) [Footnote
3 omitted.] Unlike most other motions, when a motion to expunge is brought, the burden
4 is on the party opposing the motion to show the existence of a real property claim. (See
5 § 405.30.)"

6 The *Kirkeby* court also discussed the law governing a trial court's determination of a motion to
7 expunge under section 405.31 and the standard of review applicable on appeal:

8 "Section 405.31 provides: 'In proceedings under this chapter, the court shall order the
9 notice expunged if the court finds that the pleading on which the notice is based does
10 not contain a real property claim.' In making this determination, the court must engage
11 in a demurrer-like analysis. 'Rather than analyzing whether the pleading states any
12 claim at all, as on a general demurrer, the court must undertake the more limited
13 analysis of whether the pleading states a real property claim.' [Citation.] Review
14 'involves only a review of the adequacy of the pleading and normally should not
15 involve evidence from either side, other than possibly that which may be judicially
16 noticed as on a demurrer.' [Citation.] Therefore, review of an expungement order under
17 section 405.31 is limited to whether a real property claim has been properly pled by the
18 claimant. [Citation.]'" (*Kirkeby*, *supra*, 33 Cal.4th at pp. 647-648, 15 Cal.Rptr.3d 805,
19 93 P.3d 395.)" (Emphasis added.)

20 31. Mokhrarzadeh's claim did not specifically set forth any claim referencing the Property. There
21 is, therefore, no basis for a fraudulent conveyance claim, or a *lis pendens* thereon.
22 32. Finally, the Probate Court's finding that Tayyebeh was sole owner of the Property was *res*
23 *judicata* of the case.

24 33. As a result of the Covid pandemic and Iraj's death on October 24, 2019, the mortgages on the
25 Property had not been paid and Houshmand and Shajariizadi received a Default Notice and
26 Notice of Intent to Foreclose and letter informing Houshmand and Shajariizadi that the
27 mortgage on the Property was seriously delinquent. (Attached hereto as Exhibit 5, and
28 incorporated herein by reference, are true and correct copies of the Default Notice and Notice

1 of Intent to Foreclose and letter from bank.)

2 34. As of October 14, 2023, the mortgage was delinquent in the amount of \$255,000.00.

3 35. Houshmand received these notices because her name was on both loans, and these
4 delinquencies had destroyed her credit rating.

5 36. As a result of the delinquent mortgage payments in the amount of well over \$255,000,
6 Tayyebeh, who was and still is the legal owner of Gramercy, decided to sell the property.

7 37. As a result of the attempted sale, the real estate company discovered that Mokhtarzadeh, on
8 October 1, 2020, recorded a *lis pendens* on Gramercy.

9 38. Due to the improper *lis pendens*, the Property was encumbered, and the sale could not
10 proceed, on behalf of the current owner, Shajahriizadi.

11 39. On June 8, 2022, Shajariizadi signed a quitclaim to convey the Property back, in bare legal
12 title only, so that Houshmand could effectuate a loan modification through the bank. (Attached
13 hereto as Exhibit 5, and incorporated herein by reference, is a true and correct copy of that Quit
14 Claim dated June 8, 2022 and Exhibit 6, is a true email from union bank request for the title
15 property to be transferred from Shajariizadi to Houshmand to be qualified for loan
16 modification)

17
18 BANKRUPTCY CASE

19 20 40. Houshmand filed for Chapter 7 Bankruptcy (2:23-bk-10272-BR).

21 41. Houshmand, in her amended schedules, disclosed that she (Houshmand) holds no interest in
22 the Gramercy Property, only bare legal title.

23 42. The Bankruptcy Court found that Houshmand cannot claim an exemption on the Property since
24 she does not own the Property.

25 43. This Complaint is filed to remove Defendant Houshmand's name off of title since she has
26 absolutely no interest in the Property.

27 44. This Complaint is filed to remove the Property from the Bankruptcy Estate since it does not
28 belong to Defendant Houshmand and therefore not her Bankruptcy Estate either.

45. This Complaint seeks to quiet title and remove Defendant Houshmand and any cloud on title.

FIRST CAUSE OF ACTION

(Declaratory Relief As to All Defendants)

46. Plaintiff incorporates paragraphs 1 through 45, as though fully set forth herein.

47. Plaintiff alleges that the Property at issue is, in fact, owned in equity and by title by Plaintiff, and not by Defendant Houshmand, who only has bare legal title.

48. Plaintiff requests this Court declare, in accordance with 11 U.S. Code section 541(d), that Plaintiff is the rightful owner of the Property, and that the Property is not an asset of the Houshmand Chapter 7 Bankruptcy Estate.

SECOND CAUSE OF ACTION

(Quiet Title As to All Defendants)

49 Plaintiff incorporates paragraphs 1 through 48, as though fully set forth herein.

50. Defendants, Houshmand, and Chapter 7 Bankruptcy Trustee, and creditors, in the
Bankruptcy Estate, Mokhtarzadeh, claim some right, title, or interest adverse to Plaintiff,
described herein, based on invalid ownership of the Property by Houshmand.

51. These adverse claims are without any basis in right, and are invalid, as set forth herein.

52. Plaintiff wishes a judgment quieting their title to the subject Property, as set forth herein, as of the date of this Complaint.

PRAYER FOR RELIEF

First Cause of Action (Declaratory Relief)

1. A Judgment that Plaintiff is the rightful owner of the Property, and that the Property is not an asset of the Houshmand Chapter 7 Bankruptcy Estate.
 2. A Judgment that Defendant Houshmand has no interest in the Property and neither does her Bankruptcy Estate.

Second Cause of Action (Quiet Title)

1. A judgment quieting Houshmand's and any other creditor's title to the subject Property, as of the date of this Complaint.
 2. A judgment that Plaintiff is the rightful and sole owner of the Property.
 3. A judgment removing all other cloud on title and removing the Property from the Bankruptcy Estate.

Dated: October 13, 2023

Tayyabeh Shajariizadi, in pro per

EXHIBIT 1

Tracing Chart of Payments for Down Payment, Payments of Mortgage and Rent

See Exhibit 1

Down payment Paid by Iraj Houshmand from Us Bank on May 3rd, 2017 in the amount of \$72483.67

Exhibit2

Sep 14, 2017 electronic withdrawal \$4,369 for first mortgage payment

Sep 14, 2017 electronic withdrawal \$3,228.50 paid for 2 months, second mortgage payment

Exhibit3

October 2nd, 2017 electronic withdrawal \$4,369.70 for first mortgage payment

October 16, 2017 electronic withdrawal \$1,574.88 for second Mortgage

Exhibit 4

Nov 1, 2017 electronic withdrawal \$4,369.70 for first mortgage payment

Sep 15, 2017 electronic withdrawal \$1,574.88 for Second mortgage payment

Exhibit 5

Dec 1, 2017 electronic withdrawal \$4,369 for first mortgage payment

Exhibit 6

Dec 15, 2017 electronic withdrawal \$1,574.88 for Second mortgage payment

Exhibit 7

Jan 2, 2018 electronic withdrawal \$4,369.70 for first mortgage payment

Jan 16, 2018 electronic withdrawal \$1574.88 for second mortgage payment

Exhibit 8

Feb 1, 2018 electronic withdrawal \$4,369.70 for first mortgage payment

Feb 15, 2018 electronic withdrawal \$1574.88 for second mortgage payment

Exhibit 9

March 1, 2018 electronic withdrawal \$4,369.70 for first mortgage payment

March 15, 2018 electronic withdrawal \$1574.88 for second mortgage payment

Exhibit 10

April 5, 2018 electronic withdrawal \$4,369.70 for first mortgage payment

April 16, 2018 electronic withdrawal \$1574.88 for second mortgage payment

Exhibit 11

May 2, 2018 electronic withdrawal \$4,369.70 for first mortgage payment

May 15, 2018 electronic withdrawal \$1574.88 for second mortgage payment

Exhibit 12

Jun 4, 2018 electronic withdrawal \$4,369.70 for first mortgage payment
Jun 15, 2018 electronic withdrawal \$1574.88 for second mortgage payment

Exhibit 12-1

Aug 2, 2018 electronic withdrawal \$4,369.70 for first mortgage payment
Aug 15, 2018 electronic withdrawal \$1574.88 for second mortgage payment

Exhibit 12-2

Sep 5, 2018 electronic withdrawal \$4,378.95 for first mortgage payment

Exhibit 12-3

Nov 2, 2018 electronic withdrawal \$4,378.95 for first mortgage payment
Nov 15, 2018 electronic withdrawal \$1574.88 for second mortgage payment

Exhibit 12-4

May 1, 2019 electronic withdrawal \$5043.65 for first mortgage payment
May 13, 2018 electronic withdrawal \$1574.88 for second mortgage payment

Same facts until march of 2020 when pandemic hit and there were no funds in the account

Exhibit 13

Loan history

Exhibit 14

Pages 1-4 shows all the checks Iraj Houshmand paid for Elnaz's rent. Based on the agreement on Feb 04, 2017



P.O. Box 1800
Saint Paul, Minnesota 55101-0800

4600 7821 6701

Uni-Statement

Account Number:

Statement Period:

Apr 22, 2017

Through

May 19, 2017

Page 1 of 1



00007601451-SF 10648104180543 E
IRAJ HOUSHMAND NA/PA/SHAN
9433 CHARLEVILLE BLVD
BEVERLY HILLS CA 90210 3017



To Contact U.S. Bank

1-800-US BANKS
(1-800-873-2667)



Telecommunications Device
for the Deaf

1-800-625-5065
usbank.com

Internet.

INFORMATION YOU SHOULD KNOW

Important changes are coming to your Online and Mobile Financial Services Agreement. Review the changes being made by clicking on the banner on your My Accounts page in Online Banking to learn more.

EASY CHECKING

U.S. Bank National Association

Member FDIC

Account Number 13 2718

Account Summary

Beginning Balance on Apr 22	\$ 104,317.22	Number of Days in Statement Period	28
Deposits / Credits	\$ 8,477.65	Average Account Balance	\$ 71,643.91
Other Withdrawals	\$ 72,483.67		
Checks Paid	\$ 6,000.00		

Ending Balance on May 19, 2017 \$ 45,383.20

Deposits / Credits

Date	Description of Transaction	Ref Number	Amount
Apr 25	Deposit	6358727230	\$
May 2	Deposit	8059656396	
May 8	Deposit	8150050942	

Total Deposits / Credits \$

Other Withdrawals

Date	Description of Transaction	Ref Number	Amount
May 3	Wire Transfer Fee	0300004977	\$ 30.00
May 10	Wire Debit REF#00621 BNF=ESCROW WORLD, INC.	COMMONWEALTH BS BK 170503036920 1065 WILSHIRE BLVD, SUIT	\$ 79,453.67

Total Other Withdrawals \$ 72,483.67

Checks Presented Conventionally

Check	Date	Ref Number	Amount	Conventional Checks Paid (\$)	Amount
0138	May 18	6953174541	\$ 6,000.00		\$ 6,000.00

Balance Summary

Date	Ending Balance	Date	Ending Balance	Date	Ending Balance
Apr 25	\$ 104,317.22	May 3	\$ 45,426.55	May 18	\$ 40,383.20
May 2	\$ 115,910.22	May 8	\$ 49,383.20		

Balances only appear for days reflecting change

Exhibit 1



P.O. Box 1309
Saint Paul, Minnesota 55101-1309

4580 TRN

S 2 STOP

Uni-Statement

Account Number:

Statement Period:

Aug 22, 2017

through

Sep 22, 2017

Page 1 of 2



000108245 01 SP 106481254613354 E
IRAJ HOUSHMAND NAGHASHAN
9153 CHARLEVILLE BLVD
BEVERLY HILLS CA 90217 3017



To Contact U.S. Bank

By Phone:

1-800-US BANKS

(1-800-872-2657)

U.S. Bank accepts Relay Call

Internet:

usbank.com

INFORMATION YOU SHOULD KNOW

Effective November 13, 2017, "Your Deposit Account Agreement" booklet and "Consumer Pricing Information" brochure include a number of updates and may affect your rights. As of Nov. 13, you may pick up copies at your local branch, view copies at usbank.com or call 1-800-US BANKS (1-800-872-2657) for copies. Please see the Additional Information Section of this statement for the main updates that were made in "Your Deposit Account Agreement" booklet and "Consumer Pricing Information" brochure.

U.S. BANK PLATINUM CHECKING

U.S. Bank National Association

Member FDIC

Account Number: 2718

Account Summary

Beginning Balance on Aug 22

\$ 26,449.43

Annual Percentage Yield Earned

0.01094%

Deposits / Credits

\$ 34,800.39

Interest Earned this Period

0.39

Other Withdrawals

\$ 8,930.78-

Interest Paid this Year

2.26

Checks Paid

\$ 25,000.00-

Number of Days in Statement Period

32

Ending Balance on Sep 22, 2017 \$ 47,319.04

Deposits / Credits

Date	Description of Transaction	Ref Number	Amount
Sep 6	Electronic Deposit REF=172290067899010N00	From CALHOUN CONNECT SENDER: 3911607665	\$ 4,800.00
Sep 6	Deposit	9257273270	50,000.00
Sep 22	Interest Paid	2200000946	0.39
		Total Deposits / Credits	\$ 54,800.39

Other Withdrawals

Date	Description of Transaction	Ref Number	Amount
Sep 14	Electronic Withdrawal REF=172560157374780N00	To Georgia Banking 1582657825GBC Loans 1954500	\$ 3,228.50- ↙
Sep 14	Electronic Withdrawal	To MORTGAGE PYMT - 1362435132DOVENMUEHL 1444213357	\$ 4,369.70- ↙
		Total Other Withdrawals	\$ 8,930.78-

Checks Presented Conventionally

Check	Date	Ref Number	Amount	Check	Date	Ref Number	Amount
0145	Sep 18	8053651538	\$ 10,000.00	0153	Sep 19	8356917207	\$ 5,900.00
0150*	Sep 18	8057649738	\$ 4,100.00	0154	Sep 7	8956612813	\$ 300.00
0152*	Sep 6	8057686296	\$ 2,000.00	0155	Sep 20	8656143872	\$ 2,200.00

* Gap in check sequence

Conventional Checks Paid (6) \$ 25,000.00-

Exhibit 2



P.O. Box 1800
Saint Paul, Minnesota 55161-0800

1800 TRM

0 3 SEP

Uni-Statement

Account Number

Statement Period:
Sep 23, 2017
through
Oct 23, 2017



Page 1 of 2

070187726 01 SP 196481271003623 E
IRAJ HOUSHMAND NAJASHAN
9451 CHARLEVILLE BLVD
BEVERLY HILLS CA 90210-3017



To Contact U.S. Bank

By Phone:

1-800-US BANKS
(1-800-872-2657)

U.S. Bank accepts Relay Calls

Internet:

usbank.com

INFORMATION YOU SHOULD KNOW

Effective November 13, 2017, "Your Deposit Account Agreement" booklet and "Consumer Pricing Information" brochure include a number of updates and may affect your rights. As of Nov. 13, you may pick up copies at your local branch, view copies at usbank.com, or call 1-800-US BANKS (1-800-872-2657) for copies. Please see the Additional Information Section of this statement for the main updates that were made to "Your Deposit Account Agreement" booklet and "Consumer Pricing Information" brochure.

U.S. BANK PLATINUM CHECKING

U.S. Bancorp National Association

Member FDIC
Account Number 2718

Account Summary

Beginning Balance on Sep 23	\$ 47,319.04	Annual Percentage Yield Earned	0.00932%
Deposits / Credits	\$ 4,300.32	Interest Earned this Period	0.32
Other Withdrawals	\$ 12,730.61	Interest Paid this Year	2.68
Checks Paid	\$ 19,500.00	Number of Days in Statement Period	31
Ending Balance on Oct 23, 2017	\$ 19,888.75		

Deposits / Credits

Date	Description of Transaction	Ref Number	Amount
Sep 28	Electronic Deposit REF=172710034146QUN00	From CALHOUN CONNECT CENTER	\$ 4,300.32
Oct 23	Interest Paid		\$ 0.32
		Total Deposits / Credits	\$ 4,300.32

Other Withdrawals

Date	Description of Transaction	Ref Number	Amount
Oct 2	Electronic Withdrawal REF=17272003779563UN00	From MORTGAGE PYMT - DOVENMUEHL1362435132	\$ 4,369.70
Oct 18	Electronic Withdrawal REF=172860134221030N00	From Georgia Banking Mtn Pmt - 061019975	\$ 1,574.88
		Total Other Withdrawals	\$ 12,730.61

Checks Presented Conventionally

Check	Date	Ref Number	Amount	Check	Date	Ref Number	Amount
0751	Oct 10	8387223389	\$ 5,000.00	0199	Oct 10	8451626323	\$ 400.00
0158*	Oct 18	8656232200	\$ 4,100.00				

* Gap in check sequence

Conventional Checks Paid (3) \$ 19,500.00

Balance Summary

Date	Ending Balance	Date	Ending Balance
Sep 28	\$ 47,319.04	Oct 7	\$ 47,749.34

Exhibit 3



P.O. Box 1800
Saint Paul, Minnesota 55101-0800

4750 1800

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ST01

Uni-Statement
Account Number

Statement Period:
Oct 24, 2017
through
Nov 21, 2017



Page 1 of 2

000098416 01 SP 160481317205900 E
IHAJ HOUSHMAND NAGHSHAN
3452 CHARLEVILLE BLVD
BEVERLY HILLS CA 90212 3017

To Contact U.S. Bank

By Phone: 1-800-US BANKS
(1-800-372-2657)

U.S. Bank accepts Relay Calls

Internet: usbank.com

INFORMATION YOU SHOULD KNOW

Changes effective now for cash transactions

At U.S. Bank we are committed to doing our part to deter criminal activities related to money laundering. We are enhancing our level of security on cash transactions in order to meet regulatory guidelines. To comply with these requirements, we need to clearly identify all individuals making cash transactions at our branches.

Because of this requirement, we will require additional information from individuals who make cash transactions at the branch. Individuals who are not U.S. Bank accountholders will also be required to provide additional information, including individuals who present or receive cash on behalf of a business.

What may be required for a cash transaction? This additional information includes: full name, address, date of birth, Taxpayer Identification Number (for the individual), occupation and photo identification (driver's license or government issued ID). Once the necessary information is established in our system, only photo identification will be required for subsequent cash transactions. Please be ready to provide this information when asked. More information on these changes is available at www.usbank.com/cashtransactions. Thank you for your cooperation.

U.S. BANK PLATINUM CHECKING

Member FDIC

FDIC Certificate Number: 10375-CB-005-2718

U.S. Bank National Association

Account Summary

Beginning Balance on Oct 24	\$		Annual Percentage Yield Earned	0.00986%
Deposits / Credits			Interest Earned This Period	0.15
Other Withdrawals		7,366.76	Interest Paid this Year	2.73
			Number of Days in Statement Period	26
Ending Balance on Nov 21, 2017	\$	17,322.14		

Deposits / Credits

Date	Description of Transaction	Ref Number	Amount
Nov 3	Electronic Deposit REF#173069112406720N00	From CALINOUN CONNECT! SENDER	\$ -
Nov 21	Interest Paid	2100000848	0.15
		Total Deposits / Credits	\$ -

Other Withdrawals

Date	Description of Transaction	Ref Number	Amount
Nov 1	Electronic Withdrawal REF#17306905272820N00	From MORTGAGE PYMT DOVENDAHL, HEATHER	\$ 4,369.70
Nov 15	Electronic Withdrawal REF#173180694760630N00	From Georgia Banking Mtg Pmt 061019975	1,574.88
		Total Other Withdrawals	\$ 7,366.76

Balance Summary

Date	Ending Balance	Date	Ending Balance	Date	Ending Balance
Nov 1	\$ 15,519.05	Nov 3	\$ 17,322.14	Nov 19	\$ 20,284.05

-Exhibit A-



1 U.S. Bank Plaza
Elmira Park, Rochester, NY 14601-0000
4600 TPN S X 7781

Uni-Statement
Account Number

Statement Period
Nov 22, 2017
through
Dec 21, 2017

Page 1 of 2



000128190 01 SP 106491355625445 E
PAIHOUSE-MANDI HACHA#161
0433 CHARLEVILLE PLAZA
BEVERLY HILLS CA 90212-1017

To Contact U.S. Bank

By Phone: 1-800-US BANKS
(1-800-872-2657)

U.S. Bank accepts Relay Calls

Internet: usbank.com

INFORMATION YOU SHOULD KNOW

Changes effective now for cash transactions

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What may be required for a cash transaction? This additional information includes: full name, address, date of birth, Taxpayer Identification Number for the individual, occupation and photo identification (driver's license or government issued ID). Once the necessary information is established in our system, only this identification will be required for subsequent cash transactions. Please be ready to provide this information when asked. More information on these changes is available at www.usbank.com/cashtransactions. Thank you for your assistance.

Protecting your accounts is our highest priority. We have many safeguards in place to help ensure your accounts are secure. One of these is to close long-term inactive cards. If your U.S. Bank Visa Debit or ATM Card has not been used within the last 12 months, it may be closed. You will be notified at a later date in the event that your card will be closed. Please call us with any questions at 800-USBANKS (800-872-2657).

U.S. BANK PLATINUM CHECKING

U.S. Bancorp National Association

Member FDIC

Account Number 1-2718

Account Summary

Beginning Balance on Nov 22	\$ 17,322.14	Annual Percentage Yield Earned	0.00972%
Deposits / Credits	\$ 4,800.09	Interest Earned this Period	0.09
Other Withdrawals	\$ 7,101.05	Interest Paid this Year	2.82
Checks Paid	\$ 3,200.00	Number of Days in Statement Period	30
Ending Balance on Dec 21, 2017	\$ 6,821.18		

Deposits / Credits

Date	Description of Transaction	Ref Number	Amount
Dec 6	Electronic Deposit REF#173900113809300N00	From CALHOUN CONNECT SENDER S941687665	\$ 4,800.00
Dec 21	Interest Paid	2100000853	0.09
		Total Deposits / Credits	\$ 4,800.09

Other Withdrawals

Date	Description of Transaction	Ref Number	Amount
Dec 1	Electronic Withdrawal REF#173900040377430100	From MORTGAGE PYMT DOV/NAM/1748113-1436132	\$ 3,069.70

Exhibit 5



IRAJ HOUSHMAND NAJASHASHAN
6453 CHARLEVILLE BLVD
BEVERLY HILLS CA 90212-3917

Uni-Statement

Account Number

Statement Period:

Nov 22, 2017

through

Dec 21, 2017



Page 2 of 2

U.S. BANK PLATINUM CHECKING

(CONTINUED)

Account Number [REDACTED] -2718

U.S. Bank National Association

Other Withdrawals (continued)

Date	Description of Transaction	Ref Number	Amount
Dec 15	Electronic Withdrawal REF# 173460066519500400	From Georgia Banking Mtg Pmt 061019975	\$ 1,574.00
Total Other Withdrawals		\$	7,101.05

Checks Presented Conventionally

Check	Date	Ref Number	Amount	Check	Date	Ref Number	Amount
0102	Nov 27	8063442737	\$ 4,100.00	0103	Dec 11	8057006471	\$ 4,100.00

Conventional Checks Paid (2) \$ 8,200.00

Balance Summary

Date	Ending Balance	Date	Ending Balance	Date	Ending Balance
Nov 27	13,222.14	Dec 6	13,652.44	Dec 15	6,821.09
Dec 1	8,852.44	Dec 11	9,513.44	Dec 21	5,621.18

Balances only appear for days reflecting change.

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P.O. Box 1800
Saint Paul, Minnesota 55101-0800

1600 TPK 5 2 STOP

Uni-Statement

Account Number: 18

Statement Period:

Dec 22, 2017

through

Jan 23, 2018



Page 1 of 2

00013772000137 10448148345128 E
IRAJ HOUSHMAND NAQSHASHAN
9452 CHARLESTON BLVD
BEVERLY HILLS CA 90210-3017

To Contact U.S. Bank

By Phone: 1-800-US BANKS
(1-800-872-2657)

U.S. Bank accepts Relay Calls
Internet: usbank.com

INFORMATION YOU SHOULD KNOW

Protecting your accounts is our highest priority. We have many safeguards in place to help ensure your accounts are secure. One of these is to close long-term inactive cards. If your U.S. Bank Visa Debit or ATM Card has not been used within the last 12 months, it may be closed. You will be notified at a later date in the event that your card will be closed. Please call us with any questions at 800-USBAINFO (800-872-2657).

Effective February 12, 2018 we are making a change to provide more timely information for our customers. If a transaction causes an overdraft, any Overdraft Paid Fees(s) or Overdraft Returned Fees(s) will now show on the account by 6 AM CT under normal circumstances rather than mid-day. This change will allow you to see the impact of fees on your available balance earlier in the day. For terms and conditions regarding overdrafts, please refer to the "Your Deposit Account Agreement" booklet and "Consumer Pricing Information" brochure.

U.S. BANK PLATINUM CHECKING

N.C. Bank National Association

Account Summary

				Member FDIC	
				Account Number	-2718
Beginning Balance on Dec 22	\$	6,821.15	Annual Percentage Yield Earned		0.00984%
Deposits / Credits		2,800.05	Interest Earned this Period	\$	0.05
Other Withdrawals		6,421.21	Interest Paid this Year	\$	0.05
Checks Paid		7,800.00	Number of Days in Statement Period		33

Ending Balance on Jan 23, 2018 \$ 1,606.02

Deposits / Credits

Date	Description of Transaction	Ref Number	Amount
Jan 3	Electronic Deposit REF=16003004658459CN00		
Jan 8	Deposit	8150223702	4,000.00
Jan 23	Interest Paid	2800000893	0.05
	Total Deposits / Credits	\$	8,800.05

Other Withdrawals

Date	Description of Transaction	Ref Number	Amount
Jan 2	Electronic Withdrawal REF=173630079574370N00	From MORTGAGE PYMT - DOVENMUEHL 1063403102	4,369.70- ↙
Jan 16	Electronic Withdrawal REF=1601200702243N00	From Georgia Banking Mtg Pmt 061018975	1,574.88- ↙
	Total Other Withdrawals	\$	6,421.21-

Checks Presented Conventionally

Date	Check	Date	Ref Number	Amount
	3185	Jan 16	8388715722	4,100.00

Conventional Checks Paid (2) \$

Exhibit 7



P.O. Box 1000
Saint Paul, Minnesota 55101-0000

4010 1P25

S X ST01

Uni-Statement

Account Number

18

Statement Period:

Jan 24, 2018

through

Feb 22, 2018



Page 1 of 2

000120107 01 SP 106431400374595 C
RAJ HOUISHMAND AGHARSHAN
9655 CHARLEVILLE BLVD
BEVERLY HILLS CA 90212-2017

To Contact U.S. Bank

By Phone: 1-800-US BANKS
(1-800-872-2557)

U.S. Bank accepts Relay Calls
Internet: usbank.com

INFORMATION YOU SHOULD KNOW

Important changes are coming to your Online and Mobile Financial Services Agreement. Review the changes being made by clicking on the banner on your My Accounts page in Online Banking to learn more.

Effective February 12, 2018 we are making a change to provide more timely information for our customers. If a transaction causes an overdraft, any Overdraft Paid Fee(s) or Overdraft Returned Fees(s) will now show on the account by 6 AM CT under normal circumstances (other than midday). This change will allow you to see the impact of fees on your available balance earlier in the day. For terms and conditions regarding overdrafts, please refer to the "Your Deposit Account Agreement" booklet and "Consumer Pricing Information" brochure.

U.S. BANK PLATINUM CHECKING

N.C. Bank National Association

Member FDIC

Account Number 2718

Account Summary

Beginning Balance on Jan 24

\$

Deposits / Credits

Other Withdrawals

Checks Paid

Ending Balance on Feb 22, 2018 \$

Annual Percentage Yield Earned	0.00507%
Interest Earned This Period	\$ 0.04
Interest Paid This Year	\$ 0.09
Number of Days in Statement Period	90

Deposits / Credits

Date	Description of Transaction	Ref Number	Amount
Jan 30	Mobile Banking Transfer		\$
Feb 6	Electronic Deposit REF=180360136494090N00		
Feb 6	Electronic Deposit REF=180360136494100N00		
Feb 8	Electronic Deposit REF=180390024940820N00		
Feb 22	Interest Paid	2200000782	\$ 0.04
Total Deposits / Credits			\$

Other Withdrawals

Date	Description of Transaction	Ref Number	Amount
Feb 1	Electronic Withdrawal REF=180310049441000N00	From MORTGAGE PYMT - DOVENMUEHL1362485132	\$ 4,363.70-
Feb 15	Electronic Withdrawal REF=180460104726060N00	From Georgia Banking Mtg Pmt 061013975	\$ 1,574.88-
Feb 22	Monthly Maintenance Fee		\$ 17.95-
Total Other Withdrawals			\$ 5,975.52-

Checks Presented Conventionally

Check	Date	Ref Number	Amount
0150	Feb 22	8953658359	\$ 3,722.00

Evidence B



IRAJ HOUSHMAND NAGHASHIAN
9455 CHARLEVILLE BLVD.
BEVERLY HILLS CA 90212-1017

Uni-Statement
Account Number:
118

Statement Period:
Feb 23, 2018
Through
Mar 21, 2018



Page 2 of 2

U.S. BANK PLATINUM CHECKING

U.S. Bank National Association

FDIC

Account Number: 118-2003-2718

Account Summary

Beginning Balance on Feb 23	\$ 6,012.84	Annual Percentage Yield Earned	0.00999%
Deposits / Credits	\$ 10,000.07	Interest Earned this Period	0.07
Other Withdrawals	\$ 6,025.43	Interest Paid this Year	0.16
Checks Paid	\$ 7,000.00	Number of Days in Statement Period	27

Ending Balance on Mar 21, 2018 \$ 26,977.13

Deposits / Credits

Date	Description of Transaction	Ref Number	Amount
Mar 15	From ATM - CASH		\$
Mar 15	VISA Debit Card		\$
Mar 21	Interest Paid		\$

Total Deposits / Credits

\$

4,360.70- ↙

Other Withdrawals

Date	Description of Transaction	Ref Number	Amount
Mar 1	Electronic Withdrawal REF=18059011640716BN00	From MORTGAGE PYMT - DOVENNUEHL13E2446182	\$ 4,360.70-

Mar 15 Wire Transfer Fee

1500001934

Mar 15 Electronic Withdrawal

1,574.83- ↙

REF=18073009439119BN00

From Georgia Banking
Mtg Pmt 06101997;

Total Other Withdrawals

\$

6,025.48- ↙

Checks Presented Conventionally

Check	Date	Ref Number	Amount
6,000			

Conventional Checks Paid (1)

\$

7,000.00- ↙

Balance Summary

Date	Ending Balance	Date	Ending Balance	Date	Ending Balance
Mar 1	\$ 632.84	Mar 15			
Mar 12	\$ 589.99	Mar 19		Mar 21	

Balances only appear for days reflecting change.

Exhibit 9



IRAJ HOUSHMAND NAGHASHAN
9463 CHARLESTON BLVD
BEVERLY HILLS CA 90212-4017

Uni-Statement
Account Number:
18

Statement Period.
Mar 22, 2018
through
Apr 20, 2018



Page 2 of 2

U.S. BANK PLATINUM CHECKING

U.S. Bank National Association

Member FDIC

Account Number: 2718

Account Summary

Beginning Balance on Mar 22	\$ 26,977.13	Annual Percentage Yield Earned	0.00075%
Deposits / Credits	\$ 8,233.27	Interest Earned this Period	\$ 0.17
Other Withdrawals	\$ 5,944.58	Interest Paid this Year	\$ 0.33
Checks Paid	\$ 16,230.00	Number of Days in Statement Period	30
Ending Balance on Apr 20, 2018	\$ 12,915.82		

Deposits / Credits

Date	Description of Transaction	Ref Number	Amount
Mar 29	Electronic Deposit REF#180380052631530N03		\$
Apr 5	Deposit		\$
Apr 20	Interest Paid		\$

Total Deposits / Credits

\$ 16,230.00

Other Withdrawals

Date	Description of Transaction	Ref Number	Amount
Apr 5	Electronic Withdrawal REF#180940104630710N09	From UNION BANK ACH 9941234986	\$ 4,369.70- ↙
Apr 18	Electronic Withdrawal REF#18103009784780N09	From Georgia Banking Mtg Pm: 061019975	\$ 1,574.88- ↙
Total Other Withdrawals		\$	5,944.58-

Checks Presented Conveniently

Check	Date	Ref Number	Amount	Check	Date	Ref Number	Amount
0199	Mar 22	8952983765	\$ 4,179.00	0202	Apr 20	9264298701	\$ 4,175.00
0201*	Apr 5	8956042011	\$ 8,000.00				

* Gap in check sequence

Conventional Checks Paid (1)

\$ 16,350.00-

Balance Summary

Date	Ending Balance	Date	Ending Balance	Date	Ending Balance
Mar 22	22,802.13	Apr 5	18,665.53	Apr 20	12,915.82
Mar 29	27,802.13	Apr 16	17,090.65		

Balances only appear for days reflecting change.

Exhibit 10



IRAJ HOUSHMAND HAGHAGHIAN
9453 CHARLEVILLE BLVD
BEVERLY HILLS CA 90212-3017

Uni-Statement

Account Number:

718

Statement Period:

Apr 21, 2018

through

May 21, 2018



Page 2 of 2

INFORMATION YOU SHOULD KNOW

(CONTINUED)

U.S. BANK PLATINUM CHECKING

U.S. Bank National Association

FDIC

Account Number:

72718

Account Summary

Beginning Balance on Apr 21

\$ 12,915.82

Annual Percentage Yield Earned

0.00893%

Deposits / Credits

\$ 6,000.07

Interest Earned this Period

0.07

Other Withdrawals

\$ 7,430.78-

Interest Paid this Year

0.40

Checks Paid

\$ 3,317.00-

Number of Days in Statement Period

31

Ending Balance on May 21, 2018 \$ 5,168.11

Deposits / Credits

Date Description of Transaction

Ref Number

Amount

Apr 24 Deposit

8053907322

\$ -

May 1

-

\$ -

May 21 Interest Paid

2105001392

0.07

Total Deposits / Credits \$ -

Other Withdrawals

Date Description of Transaction

Ref Number

Amount

May 2 Electronic Withdrawal

From UNION BANK

4,373.95- ↵

REF=181210162120342N00

ACH 9941234006

May 15 Electronic Withdrawal

To Credit Card

1,574.88- ↵

REF=181340154201680N00

From Georgia Banking

Mtg Pmt 061018975

Mtg Pmt 061018975

Total Other Withdrawals

\$ 7,430.78-

Checks Presented Conventionally

Check Date Ref Number

Amount

Check

Date

Ref Number

Amount

0203 Apr 30 8056861008

\$ 2,142.00

0204

May 7

8058610920

\$ 4,175.00

Conventional Checks Paid (2)

\$ 6,317.00-

Balance Summary

Date Ending Balance

Date Ending Balance

Date Ending Balance

Apr 23 12,915.82

May 2 11,194.57

May 15 5,192.09

Apr 30 10,773.82

May 7 6,757.07

May 21 5,168.11

May 1 10,573.82

* Balances only appear for days reflecting change

Exhibit 11



P.O. Box 1300
Saint Paul, Minnesota 55101-1300

4810 584

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Uni-Statement

Account Number:

2718

Statement Period:

May 22, 2018

through

Jun 21, 2018

Page 1 of 2



000130970101 SP 105451129504132 E
IRAJ HOSURMANO NACHA CHAN
1263 CHARLESTON BLVD
SHERIFFY MILLS, CA 90210-3017

To Contact U.S. Bank

By Phone: 1-800-US BANKS
(1-800-872-2667)

U.S. Bank accepts Relay Calls

Internet: usbank.com

INFORMATION YOU SHOULD KNOW

What you should know when changing your monthly checking statement preferences:

When you change your Checking Statement preference settings for Paper Statements, Check Images or Check Return, changes may not take effect immediately, as such may not reflect on your next statement. Current Paper Statement fees, Check Image fees, or Check Return fees may continue to be applied. These preference changes may take up to two statement cycles to be in effect. For further questions, call us at U.S. Bank 24-Hour Banking at 800 USE BANKS (872-2667).

U.S. BANK PLATINUM CHECKING

U.S. Bank National Assoc. Member FDIC

Member FDIC

Account Number: 2718

Account Summary

Beginning Balance on May 22	\$ 5,169.11	Annual Percentage Yield Earned	0.00975%
Deposits / Credits	\$ 30,900.11	Interest Earned this Period	0.11
Other Withdrawals	\$ 10,076.73	Interest Paid this Year	0.51
Checks Paid	\$ 10,516.00	Number of Days in Statement Period	31
Ending Balance on Jun 21, 2018	\$ 18,454.44		

Deposits / Credits

Date	Description of Transaction	Ref Number	Amount
May 29	Mobile Banking Transfer	From Account 157514816364	\$ 4,100.00
May 30		8558153791	
Jun 1			
Jun 11	Deposit		
Jun 21	Interest Paid		

Total Deposits / Credits

\$

Other Withdrawals

Date	Description of Transaction	Ref Number	Amount
May 06	Mobile Banking Transfer	From Account 167544618666	\$ 4,378.95
Jun 4	Electronic Withdrawal REF#131550178005000N00	ACH 9941234946	
Jun 10	Electronic Withdrawal REF#131650049665000N00	From Georgia Banking Mtg Pmt 061019075	1,574.88
Jun 21	Monthly Maintenance Fee		

Total Other Withdrawals

\$

Checks Presented Conventionally

Check	Date	Ref Number	Amount	Check	Date	Ref Number	Amount
0197	May 31			0206	Jun 7		
0205*	Jun 11	6067991360	4,176.00				

* Gap in check sequence

Conventional Checks Paid (2)

\$

Balance Summary

Date	Ending Balance	Date	Ending Balance
May 29	\$ 264.11	May 30	\$ 15,139.11

FBI Exhibit 12



P.O. Box 1600
Saint Paul, Minnesota 55101-0600

1600 1600

S S 3701

Uni-Statement

Account Number:

2718

Statement Period:

Aug 22, 2018

through

Sep 24, 2018



Page 1 of 2

00016506201 SP 100481737702890 E
IRAJ HOOSHMAND NAGHASHIAN
9453 CHARLEVILLE BLVD
BEVERLY HILLS CA 90212-3117

To Contact U.S. Bank

By Phone: 1-800-US BANKS
(1-800-872-2657)

U.S. Bank accepts Relay Calls

Internet: usbank.com

NEWS FOR YOU

Your privacy and security are our priority.

With the U.S. Bank Mobile App, your private information stays private, thanks to advanced encryption and firewall technology. For added peace of mind, you can activate 24/7 security alerts on your phone. If fraud is detected, you'll be notified when it happens. Don't have the app? Visit usbank.com/bankingapp to learn more and download the app today.

INFORMATION YOU SHOULD KNOW

Effective September 1st, 2018 the "Your Deposit Account Agreement" booklet and "Consumer Pricing Information" brochure will include a number of updates and may affect your rights. Starting September 14, you may pick up copies at your local branch, view copies at usbank.com, or call 1-800-USBANKS (1-800-872-2657) for copies. Please see the Additional Information Section of this statement for the main updates that were made to "Your Deposit Account Agreement" booklet and "Consumer Pricing Information" brochure.

Effective November 12th, 2018 the "Your Deposit Account Agreement" booklet will include a number of updates and may affect your rights. Starting November 12th, you may pick up a copy at your local branch, view a copy on usbank.com, or call 1-800-USBANKS (1-800-872-2657) for a copy. The main updates that were made to "Your Deposit Account Agreement" booklet sections and sub sections include:

- Under sub section Consumer Overdraft Protection - additional language on overdraft protection advancement
- Under sub section Business Banking Overdraft Protection - additional language on overdraft protection advancement
- Removal of sub section Returns at Merchants and the daily limit
- Update to the hours of operation for the U.S. Bank Business Service Center.

PREMIUM CHECKING

U.S. Bank National Association

Account Summary

Beginning Balance on Aug 22	\$	
Deposits / Credits		
Other Withdrawals		
Checks Paid		\$ 175.00
Ending Balance on Sep 24, 2018	\$	9,156.84

Member FDIC
Account Number: 3-2718

Annual Percentage Yield Earned	0.00949%
Interest Earned this Period	\$ 0.12
Interest Paid this Year	\$ 0.91
Number of Days in Statement Period	34
Average Account Balance	\$

Deposits / Credits

Date	Description of Transaction	Ref Number	Amount

Other Withdrawals

Date	Description of Transaction	Ref Number	Amount
Sep 5	Electronic Withdrawal REF=182470191274180N00	From UNION BANK AGH 9941234986	\$ 4,378.95

Exhibit 12-2



P.O. Box 1800
Saint Paul, Minnesota 55101-0800

4650 TRN

S X ST01

Uni-Statement

Account Number:

[REDACTED] 2718

Statement Period:

Oct 23, 2018

Through

Nov 23, 2018

Page 1 of 1



000089515 01 SP 106481809410049 E
IRAJ HOUSHMAND NAGHASHAN
9453 CHARLEVILLE BLVD
BEVERLY HILLS CA 90212-3017

To Contact U.S. Bank

By Phone: 1-800-US BANKS
(1-800-872-2657)

U.S. Bank accepts Relay Calls

Internet: usbank.com

NEWS FOR YOU

Give a Visa® Gift Card. Available at any U.S. Bank branch.

PREMIUM CHECKING

U.S. Bank National Association

Member FDIC

Account Number [REDACTED] 2718

Account Summary

Beginning Balance on Oct 23

\$ [REDACTED]

Annual Percentage Yield Earned

0.00979%

Deposits / Credits

\$ 0.34

Other Withdrawals

\$ 1.43

Ending Balance on Nov 23, 2018 \$ [REDACTED]

Interest Earned this Period

\$ 0.34

Interest Paid this Year

\$ 1.43

Number of Days in Statement Period

\$ 32

Average Account Balance

\$ [REDACTED]

Deposits / Credits

Date Description of Transaction

Ref Number

Amount

Total Deposits / Credits \$ 29,600.34

Other Withdrawals

Date Description of Transaction

Ref Number

Amount

Oct 31 Electronic Withdrawal
REF=183030157680100N00

To AMEX EPAYMENT
0005000040ACH PMT A7608

\$ [REDACTED]

Nov 2 Electronic Withdrawal
REF=183050150715470N00

From UNION BANK
ACH 9941234986

4,378.95-

Nov 6 Wire Transfer Fee

0600002395

Nov 13 Electronic Withdrawal
REF=183120143960100Y00

To CARDMEMBER SERV
591111111WEB PYMT *****7073

Nov 15 Electronic Withdrawal
REF=183180134998760N00

From Georgia Banking
Mtg Pmt 081019975

1,574.88-

Total Other Withdrawals \$ [REDACTED]

Balance Summary

Date Ending Balance

Date

Ending Balance

Date

Ending Balance

Oct 30

\$ [REDACTED]

Oct 31

\$ [REDACTED]

Nov 2

\$ [REDACTED]

Balances only appear for days reflecting change.

Exhibit 12-3



P.O. Box 1800
Saint Paul, Minnesota 55101-0800

4630 TRN

S X ST01

Uni-Statement

Account Number:

[REDACTED] 2718

Statement Period:

Apr 20, 2019

through

May 21, 2019

Page 1 of 2

000004026 01 SP 000636081144978 E
IRAJ HOUSHMAND NAGHASHAN
9453 CHARLEVILLE BLVD
BEVERLY HILLS CA 90212-3017



To Contact U.S. Bank

By Phone: 1-800-US BANKS
(1-800-872-2657)

U.S. Bank accepts Relay Calls

Internet: usbank.com

PREMIUM CHECKING

U.B. Bank National Association

Member FDIC

Account Number: [REDACTED] 2718

Account Summary

Beginning Balance on Apr 20 \$ [REDACTED]
Deposits / Credits \$ [REDACTED]
Other Withdrawals \$ [REDACTED]
Checks Paid \$ [REDACTED]

Ending Balance on May 21, 2019 \$ [REDACTED]

Annual Percentage Yield Earned 0.00994%
Interest Earned this Period \$ 0.11
Interest Paid this Year \$ 2.42
Number of Days in Statement Period 37
Average Account Balance \$ [REDACTED]
Customer Segment \$ [REDACTED]

Deposits / Credits

Date Description of Transaction

Date	Description of Transaction	Ref Number	Amount
Apr 26	Internet Banking Transfer	From Account 157514818564	\$ [REDACTED]
May 6	Internet Banking Transfer	From Account 157514818580	\$ [REDACTED]
May 6	Internet Banking Transfer	From Account 157514818564	\$ [REDACTED]
May 17	Internet Banking Transfer	From Account 157514818598	\$ [REDACTED]
May 21	Interest Paid	2100002593	0.11

Total Deposits / Credits \$ [REDACTED]

Other Withdrawals

Date Description of Transaction

Date	Description of Transaction	Ref Number	Amount
May 1	Electronic Withdrawal REF=191210156952410N00SD	From UNION BANK ACH 9941234986	\$ 5,043.65-
May 13	Electronic Withdrawal REF=191300091076340N00	From SPECIALIZED LOAN SPECIALIZE2331050584	\$ 1,574.88-

Total Other Withdrawals \$ [REDACTED]

	Total for Statement Period	Total Year to Date
Total Returned Item Fees	\$ 0.00	\$ 0.00
Total Overdraft Fees	\$ 0.00	\$ 36.00
TOTAL	\$ 0.00	\$ 36.00

Checks Presented Conventionally

Check	Date	Ref Number	Amount
0111	Apr 22	8050026484	144,000.00

Conventional Checks Paid (1) \$ [REDACTED]

Balance Summary

Date	Ending Balance	Date	Ending Balance	Date	Ending Balance
					1,576.05

Exhibit 12-4



Consumer Loan Servicing
Customer Service
P.O. Box 85643
Mail Code 2-68D-200
San Diego, CA 92186-5643

February 07, 2022

Elnaz Houshmand
9453 Charleville Blvd
Beverly Hills, CA 90212

Re: Loan Number 0002861907
Property Address: 1624 S Gramercy Place
Los Angeles CA 90019

Dear Elnaz Houshmand :

In response to your recent request, please find the following document(s) enclosed:

History

We appreciate the opportunity to serve you. We look forward to continuing to help you reach your financial goals at Union Bank. If you have any additional questions, please contact our Customer Service Department at (800)237-0561 Monday through Friday between 8:00 a.m. and 6:00 p.m. Pacific Time.

Sincerely,

PATRICIA FUENTES
RESIDENTIAL LENDING CUST SVC

RE067 012

(B)



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REQ BY PF1

CUSTOMER ACCOUNT ACTIVITY STATEMENT

DATE 02/07/22

PAGE 1

ELNAZ HOUSHMAND
9453 CHARLEVILLE BLVD
BEVERLY HILLS CA 90212

ATTACHED IS YOUR LOAN HISTORY. PLEASE CONTACT
CUSTOMER SERVICE AT (800) 237-0561 IF YOU HAVE
ANY QUESTIONS. THANK YOU

LOAN NUMBER: 0002861907

***** CURRENT ACCOUNT INFORMATION *****

DATE PAYMENT DUE	TOTAL PAYMENT AMOUNT	PRINCIPAL & INTEREST PAYMENT	LOAN RATE	CURRENT PRINCIPAL BALANCE	ESCROW BALANCE
04-01-20	4,823.07	3,310.20	4.87500	598,398.34	18,968.76
2ND MORTGAGE:			0.00	0.00000	0.00

ACTIVITY FOR PERIOD 05/01/17 - 02/07/22

PROCESS DATE	TRANSACTION CODE	TRANSACTION DESCRIPTION	EFFECTIVE DATE OF TRANSACTION
--------------	------------------	-------------------------	-------------------------------

TRANSACTION	PRIN. PAID/ AMOUNT	ESCROW PAID/ BALANCE	INTEREST	BALANCE	AMOUNT	OTHER CODE/DESCRIPTION
02-04-22 00-00	631 PROPERTY PRESERVATION 15.00	0.00	0.00	0.00		
01-18-22 04-20	152 LATE CHARGE ASSESSMENT 0.00	0.00	0.00	0.00	165.51-1	LATE CHARGE FEE
01-05-22 00-00	631 PROPERTY PRESERVATION 15.00	0.00	0.00	0.00		
12-17-21 04-20	132 LATE CHARGE ADJUSTMENT 0.00	0.00	0.00	0.00	165.51-1	LATE CHARGE FEE
12-16-21 04-20	152 LATE CHARGE ASSESSMENT 0.00	0.00	0.00	0.00	165.51-1	LATE CHARGE FEE
11-22-21 04-20	161 ESCROW ADVANCE 5,813.09	0.00	0.00	5813.09		
				18968.76-		NEW PRINCIPAL/ESCROW BALANCES
11-22-21 11-21	312 COUNTY TAX 5,813.09-	0.00	0.00	5813.09-	18968.76-	NEW PRINCIPAL/ESCROW BALANCES
04-30-21 04-20	161 ESCROW ADVANCE 1,338.00	0.00	0.00	1338.00	13155.67-	NEW PRINCIPAL/ESCROW BALANCES
04-30-21 05-21	351 HAZARD INS 1,338.00-	0.00	0.00	1338.00-	13155.67-	NEW PRINCIPAL/ESCROW BALANCES
03-12-21 04-20	161 ESCROW ADVANCE 5,871.15	0.00	0.00	5871.15	11817.67-	NEW PRINCIPAL/ESCROW BALANCES

REQ BY PFI

CUSTOMER ACCOUNT ACTIVITY STATEMENT

DATE 02/07/22
PAGE 2

ELNAZ HOUSHMAND
LOAN NUMBER: 0002861907

PROCESS DATE	DUE DATE	ACTIVITY FOR PERIOD 05/01/17 - 02/07/22				EFFECTIVE DATE OF TRANSACTION
		TRANSACTION CODE	TRANSACTION DESCRIPTION	ESCROW PAID/ OTHER AMOUNT	CODE/DESCRIPTION	
TRANSACTION	PRIN. PAID/ BALANCE	INTEREST	ESCROW PAID/ BALANCE	AMOUNT	CODE/DESCRIPTION	
03-12-21 03-21	312 COUNTY TAX	5,871.15-	0.00	0.00	5871.15-	
				5871.15-	11817.67-	NEW PRINCIPAL/ESCROW BALANCES
11-17-20 04-20	161 ESCROW ADVANCE	5,871.15	0.00	0.00	5871.15	
				5871.15	5946.52-	NEW PRINCIPAL/ESCROW BALANCES
11-17-20 11-20	312 COUNTY TAX	5,871.15-	0.00	0.00	5871.15-	
				5871.15-	5946.52-	NEW PRINCIPAL/ESCROW BALANCES
08-12-20 04-20	132 LATE CHARGE ADJUSTMENT	0.00	0.00	0.00	165.51	1 LATE CHARGE FEE
05-01-20 04-20	168 REPAY OF ESCROW ADVANCE	0.00	0.00	0.00	1.98-	1.98
				1.98-	75.37-	NEW PRINCIPAL/ESCROW BALANCES
04-30-20 04-20	160 INTEREST ON ESCROW DEPOSIT	1.98	0.00	0.00	1.98	
				1.98	75.37-	NEW PRINCIPAL/ESCROW BALANCES
04-29-20 04-20	161 ESCROW ADVANCE	77.35	0.00	0.00	77.35	
				77.35	77.35-	NEW PRINCIPAL/ESCROW BALANCES
04-29-20 05-20	351 HAZARD INS	1,326.00-	0.00	0.00	1326.00-	
				1326.00-	77.35-	NEW PRINCIPAL/ESCROW BALANCES
03-31-20 04-20	160 INTEREST ON ESCROW DEPOSIT	6.10	0.00	0.00	6.10	
				6.10	1248.65	NEW PRINCIPAL/ESCROW BALANCES
03-16-20 03-20	312 COUNTY TAX	5,641.43-	0.00	0.00	5641.43-	
				5641.43-	1242.55	NEW PRINCIPAL/ESCROW BALANCES
03-12-20 03-20	172 PAYMENT	4,823.00	875.65	2,434.55	1512.80	
			598,398.34		6883.98	NEW PRINCIPAL/ESCROW BALANCES
03-02-20 02-20	172 PAYMENT	4,823.07	872.11	2,438.09	1512.87	
			599,273.99		5371.18	NEW PRINCIPAL/ESCROW BALANCES
02-28-20 02-20	160 INTEREST ON ESCROW DEPOSIT	11.69	0.00	0.00	11.69	
				11.69	3858.31	NEW PRINCIPAL/ESCROW BALANCES

REQ BY PF1

CUSTOMER ACCOUNT ACTIVITY STATEMENT

DATE 02/07/22
PAGE 3

ELNAZ HOUSHMAND
LOAN NUMBER: 0002861907

PROCESS DATE	DUE DATE	TRANSACTION CODE	ACTIVITY FOR PERIOD 05/01/17 - 02/07/22			EFFECTIVE DATE OF TRANSACTION
			PRIN. PAID/ AMOUNT	ESCROW PAID/ BALANCE	OTHER CODE/DESCRIPTION	
02-18-20	02-20	152	LATE CHARGE ASSESSMENT			
			0.00	0.00	0.00	165.51-1 LATE CHARGE FEE
01-09-20	01-20	172	PAYMENT			
			4,823.00	868.58	2,441.62	1512.80
				600,146.10		3846.62 NEW PRINCIPAL/ESCROW BALANCES
12-31-19	01-20	160	INTEREST ON ESCROW DEPOSIT			
			2.93	0.00	0.00	2.93
					2333.82	NEW PRINCIPAL/ESCROW BALANCES
12-13-19	12-19	172	PAYMENT			
			4,823.00	865.06	2,445.14	1512.80
				601,014.68		2330.89 NEW PRINCIPAL/ESCROW BALANCES
11-29-19	12-19	160	INTEREST ON ESCROW DEPOSIT			
			2.93	0.00	0.00	2.93
					818.09	NEW PRINCIPAL/ESCROW BALANCES
11-12-19	11-19	168	REPAY OF ESCROW ADVANCE			
			0.00	0.00	0.00	697.71-
					815.16	697.71 NEW PRINCIPAL/ESCROW BALANCES
11-12-19	11-19	172	PAYMENT			
			4,823.07	861.56	2,448.64	1512.87
				601,879.74		815.16 NEW PRINCIPAL/ESCROW BALANCES
11-08-19	11-19	161	ESCROW ADVANCE			
			697.71	0.00	0.00	697.71
					697.71-	697.71 NEW PRINCIPAL/ESCROW BALANCES
11-08-19	11-19	312	COUNTY TAX			
			5,641.45-	0.00	0.00	5641.45-
					697.71-	697.71 NEW PRINCIPAL/ESCROW BALANCES
10-31-19	11-19	160	INTEREST ON ESCROW DEPOSIT			
			8.30	0.00	0.00	8.30
					4943.74	4943.74 NEW PRINCIPAL/ESCROW BALANCES
10-01-19	10-19	172	PAYMENT			
			4,823.07	858.08	2,452.12	1512.87
				602,741.30		4935.44 NEW PRINCIPAL/ESCROW BALANCES
09-30-19	10-19	160	INTEREST ON ESCROW DEPOSIT			
			5.48	0.00	0.00	5.48
					3422.57	3422.57 NEW PRINCIPAL/ESCROW BALANCES
09-03-19	09-19	172	PAYMENT			
			4,823.07	854.61	2,455.59	1512.87
				603,599.38		3417.09 NEW PRINCIPAL/ESCROW BALANCES

202 BY 202

202 BY 202 202 BY 202

202 BY 202

FIRST EDITION
202 BY 202

TRANSACTION NO.	DATE	DEPOSITS FOR PERIOD 07-01-19 TO 07-19-19			BALANCE
		AMOUNT	TYPE	DESCRIPTION	
<hr/>					
07-01-19	07-19	161	DEPOSIT OF EXCISE REVENUE		
		2,51			2,51
					1512.87
07-03-19	07-19	172	PAYOUT		1512.87
		4,823.07		NET FEDERAL EXCISE BALANCES	
		867.07	2,435.00		
		500,000.00			
07-03-19	07-19	161	DEPOSIT OF EXCISE REVENUE		
		1,47			1,47
					353.84
					NET FEDERAL EXCISE BALANCES
07-01-19	07-19	161	DEPOSIT OF EXCISE ADVANCE		
		0.00		NET FEDERAL EXCISE BALANCES	
		0.00			0.00
07-11-19	07-19	173	PAYOUT		0.00
		4,823.07		NET FEDERAL EXCISE BALANCES	
		867.07	2,435.00		
		500,000.00			
07-03-19	07-19	161	EXCISE ADVANCE		
		1,124.00		NET FEDERAL EXCISE BALANCES	
					1,124.00
07-03-19	07-19	149	REFUNDED EXCISE PAYMENT		
		0.00		NET FEDERAL EXCISE BALANCES	
		0.00	867.07	2,435.00	
		500,000.00			
07-01-19	07-19	161	DEPOSIT OF EXCISE PAYMENT		
		0.00		NET FEDERAL EXCISE BALANCES	
		0.00			0.00
07-03-19	07-19	171	PAYOUT		
		4,823.07		NET FEDERAL EXCISE BALANCES	
		867.07	2,435.00		
		500,000.00			
06-23-19	06-19	163	DEPOSIT OF EXCISE ADVANCE		
		0.00		NET FEDERAL EXCISE BALANCES	
		0.00			0.00
06-23-19	06-19	171	PAYOUT		
		4,823.07		NET FEDERAL EXCISE BALANCES	
		867.07	2,435.00		
		500,000.00			
05-13-19	06-19	161	EXCISE ADVANCE		
		2,298.00		NET FEDERAL EXCISE BALANCES	
					2,298.00

RECEIVED PAYMENT STATEMENT
052 BY 570

ELIZA HOUSEHOLD
LOAN NUMBER: 0002861907

PROCESS	TRANSACTION	INTEREST FOR PERIOD 03/01/23 - 02/28/23			BALANCE
		DATE	CODE	DEBIT	
TRANSACTION FEE, FWD/BACK PAYMENT					
05-13-19	05-19 351 PAID IRS	1,298.00-	0.00	0.00	1298.00-
					2637.57-
05-10-19	05-19 168 REPAY OF ESCROW ADVANCE	0.00	0.00	0.00	379.45-
					1339.57-
05-10-19	05-19 168 ESCROW PAYMENT	379.45	0.00	0.00	379.45
					1339.57-
05-01-19	05-19 168 REPAY OF ESCROW ADVANCE	0.00	0.00	0.00	1700.45-
					1700.45-
05-01-19	05-19 171 PAYMENT	5,043.65	340.66	2,469.34	1700.45
					605,997.11
04-01-19	04-19 158 REPAY OF ESCROW ADVANCE	0.00	0.00	0.00	1700.75-
					605,997.11
04-01-19	04-19 171 PAYMENT	4,378.95	837.46	2,472.74	1065.75
					607,837.97
04-01-19	04-19 168 REPAY OF ESCROW ADVANCE	0.00	0.00	0.00	1.24-
					607,837.97
03-29-19	04-19 169 INTEREST ON ESCROW DEPOSIT	1.24	0.00	0.00	1.24
					4521.25-
03-21-19	04-19 161 ESCROW ADVANCE	4,522.49	0.00	0.00	4522.49
					4522.49-
03-21-19	03-19 312 COUNTY TAX	5,656.55-	0.00	0.00	5856.55-
					4522.49-
03-01-19	03-19 171 PAYMENT	4,378.95	334.07	2,475.13	1065.75
					608,675.43
					1134.77-

REQ BY PF1

CUSTOMER ACCOUNT ACTIVITY STATEMENT

DATE 02/07/22
PAGE 5

ELNAZ HOUSHMAND
LOAN NUMBER: 0002861907

PROCESS DATE	DUE DATE	TRANSACTION CODE	ACTIVITY FOR PERIOD 05/01/17 - 02/07/22				EFFECTIVE DATE OF TRANSACTION
			PRIN. PAID/ AMOUNT	ESCROW PAID/ BALANCE	INTEREST	BALANCE	
<hr/>							
05-13-19	05-19	351 HAZARD INS	1,298.00-	0.00	0.00	1298.00-	-OTHER-
						2637.57-	NEW PRINCIPAL/ESCROW BALANCES
05-10-19	06-19	168 REPAY OF ESCROW ADVANCE	0.00	0.00	0.00	379.48-	379.48
						1339.57-	NEW PRINCIPAL/ESCROW BALANCES
05-10-19	06-19	163 INSURANCE REFUND	379.48	0.00	0.00	379.48	
						1339.57-	NEW PRINCIPAL/ESCROW BALANCES
05-01-19	05-19	168 REPAY OF ESCROW ADVANCE	0.00	0.00	0.00	1733.45-	1,733.45
						1719.05-	NEW PRINCIPAL/ESCROW BALANCES
05-01-19	05-19	171 PAYMENT	5,043.65	840.86	2,469.34	1733.45	
						1719.05-	NEW PRINCIPAL/ESCROW BALANCES
04-01-19	04-19	168 REPAY OF ESCROW ADVANCE	0.00	0.00	0.00	1068.75-	1,068.75
						3452.50-	NEW PRINCIPAL/ESCROW BALANCES
04-01-19	04-19	171 PAYMENT	4,378.95	837.46	2,472.74	1068.75	
						3452.50-	NEW PRINCIPAL/ESCROW BALANCES
04-01-19	04-19	168 REPAY OF ESCROW ADVANCE	0.00	0.00	0.00	1.24-	1.24
						4521.25-	NEW PRINCIPAL/ESCROW BALANCES
03-29-19	04-19	160 INTEREST ON ESCROW DEPOSIT	1.24	0.00	0.00	1.24	
						4521.25-	NEW PRINCIPAL/ESCROW BALANCES
03-21-19	04-19	161 ESCROW ADVANCE	4,522.49	0.00	0.00	4522.49	
						4522.49-	NEW PRINCIPAL/ESCROW BALANCES
03-21-19	03-19	312 COUNTY TAX	5,656.56-	0.00	0.00	5656.56-	
						4522.49-	NEW PRINCIPAL/ESCROW BALANCES
03-01-19	03-19	171 PAYMENT	4,378.95	834.07	2,476.13	1068.75	
						1134.07	NEW PRINCIPAL/ESCROW BALANCES

REQ BY PFI

CUSTOMER ACCOUNT ACTIVITY STATEMENT

DATE 02/07/22
PAGE 6

ELNAZ HOUSHMAND
LOAN NUMBER: 0002861907

PROCESS DATE	DUE DATE	ACTIVITY FOR PERIOD 05/01/17 - 02/07/22			EFFECTIVE DATE OF TRANSACTION
		TRANSACTION CODE	TRANSACTION DESCRIPTION	ESCROW PAID/ OTHER- AMOUNT CODE/DESCRIPTION	
<hr/>					
02-28-19	03-19	160	INTEREST ON ESCROW DEPOSIT	0.10 0.00 0.00 0.10	65.32 NEW PRINCIPAL/ESCROW BALANCES
02-01-19	02-19	168	REPAY OF ESCROW ADVANCE	0.00 0.00 0.00 1003.53-	1,003.53 65.22 NEW PRINCIPAL/ESCROW BALANCES
02-01-19	02-19	171	PAYMENT	4,378.95 830.69 2,479.51 1068.75	609,509.50 65.22 NEW PRINCIPAL/ESCROW BALANCES
01-02-19	01-19	168	REPAY OF ESCROW ADVANCE	0.00 0.00 0.00 1068.75-	1,068.75 1003.53- NEW PRINCIPAL/ESCROW BALANCES
01-02-19	01-19	171	PAYMENT	4,378.95 827.33 2,482.87 1068.75	610,340.19 1003.53- NEW PRINCIPAL/ESCROW BALANCES
12-03-18	12-18	168	REPAY OF ESCROW ADVANCE	0.00 0.00 0.00 1068.75-	1,068.75 2072.28- NEW PRINCIPAL/ESCROW BALANCES
12-03-18	12-18	171	PAYMENT	4,378.95 823.98 2,486.22 1068.75	611,167.52 2072.28- NEW PRINCIPAL/ESCROW BALANCES
12-03-18	12-18	168	REPAY OF ESCROW ADVANCE	0.00 0.00 0.00 4.16-	4.16 3141.03- NEW PRINCIPAL/ESCROW BALANCES
11-30-18	12-18	160	INTEREST ON ESCROW DEPOSIT	4.16 0.00 0.00 4.16	3141.03- NEW PRINCIPAL/ESCROW BALANCES
11-13-18	12-18	161	ESCROW ADVANCE	3,145.19 0.00 0.00 3145.19	3145.19- NEW PRINCIPAL/ESCROW BALANCES
11-13-18	11-18	312	COUNTY TAX	5,656.57- 0.00 0.00 5656.57-	5656.57- 3145.19- NEW PRINCIPAL/ESCROW BALANCES
11-01-18	11-18	171	PAYMENT	4,378.95 820.65 2,489.55 1068.75	611,991.50 2511.38 NEW PRINCIPAL/ESCROW BALANCES

REQ BY PPI

CUSTOMER ACCOUNT ACTIVITY STATEMENT

DATE 02/07/22

PAGE 7

ELNAZ HOUSHMAND
LOAN NUMBER: 0002861907

PROCESS DATE	DUE DATE	TRANSACTION CODE	ACTIVITY FOR PERIOD 05/01/17 - 02/07/22			EFFECTIVE DATE OF TRANSACTION
			PRIN. PAID/ AMOUNT	ESCROW PAID/ INTEREST	TRANSACTION DESCRIPTION	
10-01-18	10-18	171 PAYMENT	4,378.95	817.33 2,492.87	1068.75	
				612,812.15	1442.63	NEW PRINCIPAL/ESCROW BALANCES
09-28-18	10-18	160 INTEREST ON ESCROW DEPOSIT	0.49	0.00 0.00	0.49	
					373.88	NEW PRINCIPAL/ESCROW BALANCES
09-04-18	09-18	168 REPAY OF ESCROW ADVANCE	0.00	0.00 0.00	695.36-	695.36
					373.39	NEW PRINCIPAL/ESCROW BALANCES
09-04-18	09-18	171 PAYMENT	4,378.95	814.02 2,496.18	1068.75	
				613,629.48	373.39	NEW PRINCIPAL/ESCROW BALANCES
09-04-18	09-18	168 REPAY OF ESCROW ADVANCE	0.00	0.00 0.00	2.29-	2.29
					695.36-	NEW PRINCIPAL/ESCROW BALANCES
08-31-18	09-18	160 INTEREST ON ESCROW DEPOSIT	2.29	0.00 0.00	2.29	
					695.36-	NEW PRINCIPAL/ESCROW BALANCES
08-23-18	09-18	161 ESCROW ADVANCE	697.65	0.00 0.00	697.65	
					697.65-	NEW PRINCIPAL/ESCROW BALANCES
08-23-18	07-18	351 HAZARD INS	2,565.00-	0.00 0.00	2565.00-	
					697.65-	NEW PRINCIPAL/ESCROW BALANCES
08-01-18	08-18	171 PAYMENT	4,378.95	810.73 2,499.47	1068.75	
				614,449.50	1867.35	NEW PRINCIPAL/ESCROW BALANCES
07-31-18	08-18	160 INTEREST ON ESCROW DEPOSIT	1.27	0.00 0.00	1.27	
					798.60	NEW PRINCIPAL/ESCROW BALANCES
07-02-18	07-18	168 REPAY OF ESCROW ADVANCE	0.00	0.00 0.00	271.42-	271.42
					797.33	NEW PRINCIPAL/ESCROW BALANCES
07-02-18	07-18	171 PAYMENT	4,378.95	807.45 2,502.75	1068.75	
				615,254.23	797.33	NEW PRINCIPAL/ESCROW BALANCES

REQ BY PFI

CUSTOMER ACCOUNT ACTIVITY STATEMENT

DATE 02/07/22
PAGE 8

ELNAZ HOUSHMAND
LOAN NUMBER: 0002861907

PROCESS DATE	DUE DATE	TRANSACTION CODE	ACTIVITY FOR PERIOD 05/01/17 - 02/07/22			EFFECTIVE DATE OF TRANSACTION
			PRIN. PAID/ AMOUNT	ESCROW PAID/ BALANCE	OTHER- CODE/DESCRIPTION	
06-01-18	06-18	168 REPAY OF ESCROW ADVANCE	0.00	0.00	1068.75- 271.42-	1,068.75 NEW PRINCIPAL/ESCROW BALANCES
06-01-18	06-18	171 PAYMENT	4,378.95	804.18	2,506.02	1068.75 271.42- 616,061.68 NEW PRINCIPAL/ESCROW BALANCES
05-01-18	05-18	168 REPAY OF ESCROW ADVANCE	0.00	0.00	1068.75- 1340.17-	1,068.75 NEW PRINCIPAL/ESCROW BALANCES
05-01-18	05-18	171 PAYMENT	4,378.95	800.93	2,509.27	1068.75 1340.17- 616,865.86 NEW PRINCIPAL/ESCROW BALANCES
04-27-18	05-18	161 ESCROW ADVANCE	1,575.00	0.00	0.00	1575.00- 2408.92- NEW PRINCIPAL/ESCROW BALANCES
04-27-18	04-18	351 HAZARD INS	1,575.00-	0.00	0.00	1575.00- 2408.92- NEW PRINCIPAL/ESCROW BALANCES
04-04-18	04-18	168 REPAY OF ESCROW ADVANCE	0.00	0.00	0.00	1059.50- 833.92- NEW PRINCIPAL/ESCROW BALANCES
04-04-18	04-18	171 PAYMENT	4,369.70	797.69	2,512.51	1059.50 833.92- 617,666.79 NEW PRINCIPAL/ESCROW BALANCES
04-02-18	04-18	168 REPAY OF ESCROW ADVANCE	0.00	0.00	0.00	40.64- 1893.42- 40.64 NEW PRINCIPAL/ESCROW BALANCES
04-02-18	04-18	170 MISC TRANSACTION	40.64	0.00	0.00	40.64- 1893.42- NEW PRINCIPAL/ESCROW BALANCES
04-02-18	04-18	145 ADJUSTMENT	0.00	0.00	0.00	0.00- 1934.06- 1,934.06 NEW PRINCIPAL/ESCROW BALANCES
04-02-18	04-18	142 LOAN SETUP	0.00	618,464.48-	0.00	0.00 618,464.48 NEW PRINCIPAL/ESCROW BALANCES

Payment Histories

Account Number:

XXXXXX4775

Borrower Information:

ELNAZ HOUSHMAND

1624 S GAMERCY PL

LOS ANGELES, CA 90019

Transaction Date	Effective Date	Principal Amt	Interest Amt	Escrow Amt	Late Charge Amt	Unapplied Funds Amt	Transaction Amt	Transaction Desc	Balance Principal	Balance Escrow	Paid Through Date
02/07/2022	02/07/2022	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Administrative Adjustments	198792.99	0.00	10/01/2020
02/07/2022	02/07/2022	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Administrative Adjustments	198792.99	0.00	10/01/2020
01/21/2022	01/21/2022	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	(\$15.00)	Fee waived	N/A	N/A	10/01/2020
12/30/2021	12/30/2021	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$15.00	Fee Billed	N/A	N/A	10/01/2020
12/09/2021	12/09/2021	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Investor Transfer	198792.99	0.00	10/01/2020
12/03/2021	12/03/2021	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$15.00	Fee Billed	N/A	N/A	10/01/2020
10/13/2021	10/13/2021	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Investor Transfer	198792.99	0.00	10/01/2020
09/29/2021	09/29/2021	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Investor Transfer	198792.99	0.00	10/01/2020
10/29/2020	10/29/2020	\$579.68	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Administrative Adjustments	198792.99	0.00	10/01/2020
10/29/2020	10/29/2020	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Administrative Adjustments	199372.67	0.00	10/01/2020
10/29/2020	10/29/2020	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Administrative Adjustments	199372.67	0.00	10/01/2020
09/29/2020	09/29/2020	\$576.80	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Administrative Adjustments	199372.67	0.00	09/01/2020
09/29/2020	09/29/2020	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Administrative Adjustments	199949.47	0.00	09/01/2020
08/28/2020	08/28/2020	\$573.93	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Administrative Adjustments	199949.47	0.00	08/01/2020

Payment Histories

Account Number:

Borrower Information:

XXXXXX4775

ELNAZ HOUSHMAND

1624 S GAMERCY PL

LOS ANGELES, CA 90019

Transaction Date	Effective Date	Principal Amt	Interest Amt	Escrow Amt	Late Charge Amt	Unapplied Funds Amt	Transaction Amt	Transaction Desc	Balance Principal	Balance Escrow	Paid Through Date
08/28/2020	08/28/2020	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Administrative Adjustments	200523.40	0.00	08/01/2020
08/28/2020	08/28/2020	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Administrative Adjustments	200523.40	0.00	08/01/2020
07/29/2020	07/29/2020	\$571.08	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Administrative Adjustments	200523.40	0.00	07/01/2020
07/29/2020	07/29/2020	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Administrative Adjustments	201094.48	0.00	07/01/2020
07/29/2020	07/29/2020	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Administrative Adjustments	201094.48	0.00	07/01/2020
06/30/2020	06/30/2020	\$568.25	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Administrative Adjustments	201094.48	0.00	06/01/2020
06/30/2020	06/30/2020	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Administrative Adjustments	201662.73	0.00	06/01/2020
05/29/2020	05/29/2020	\$565.42	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Administrative Adjustments	201662.73	0.00	05/01/2020
05/29/2020	05/29/2020	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Administrative Adjustments	202228.15	0.00	05/01/2020
05/29/2020	05/29/2020	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	Administrative Adjustments	202228.15	0.00	05/01/2020
04/13/2020	04/11/2020	\$562.62	\$1,012.26	\$0.00	\$0.00	\$1,574.88	Autopost	202228.15	0.00	04/01/2020	
03/11/2020	03/11/2020	\$559.82	\$1,015.06	\$0.00	\$0.00	\$1,574.88	Autopost	202290.77	0.00	03/01/2020	
02/25/2020	02/25/2020	\$0.00	\$0.00	\$0.00	\$0.00	\$25.00	Fee Billed	N/A	N/A	02/01/2020	
02/24/2020	02/24/2020	\$0.00	\$0.00	\$0.00	\$0.00	\$25.00	Fee Billed	N/A	N/A	02/01/2020	

Payment Histories

Account Number:

Borrower Information:

XXXXXX4775

ELNAZ HOUSHMAND

1624 S GAMERCY PL

LOS ANGELES, CA 90019

Transaction Date	Effective Date	Principal Amt	Interest Amt	Escrow Amt	Late Charge Amt	Unapplied Funds Amt	Transaction Amt	Transaction Desc	Balance Principal	Balance Escrow	Paid Through Date
02/20/2020	02/20/2020	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$25.00	Fee Billed	N/A	N/A	02/01/2020
02/11/2020	02/11/2020	\$557.04	\$1,017.84	\$0.00	\$0.00	\$0.00	\$1,574.88	Autopost	203350.59	0.00	02/01/2020
01/13/2020	01/11/2020	\$554.27	\$1,020.61	\$0.00	\$0.00	\$0.00	\$1,574.88	Autopost	203907.63	0.00	01/01/2020
12/11/2019	12/11/2019	\$551.52	\$1,023.36	\$0.00	\$0.00	\$0.00	\$1,574.88	Autopost	204461.90	0.00	12/01/2019
11/11/2019	11/11/2019	\$548.78	\$1,026.10	\$0.00	\$0.00	\$0.00	\$1,574.88	Autopost	205013.42	0.00	11/01/2019
10/11/2019	10/11/2019	\$546.06	\$1,028.82	\$0.00	\$0.00	\$0.00	\$1,574.88	Autopost	205562.20	0.00	10/01/2019
09/11/2019	09/11/2019	\$543.34	\$1,031.54	\$0.00	\$0.00	\$0.00	\$1,574.88	Autopost	206108.26	0.00	09/01/2019
08/12/2019	08/11/2019	\$540.65	\$1,034.23	\$0.00	\$0.00	\$0.00	\$1,574.88	Autopost	206651.60	0.00	08/01/2019
07/11/2019	07/11/2019	\$537.96	\$1,036.92	\$0.00	\$0.00	\$0.00	\$1,574.88	Autopost	207192.25	0.00	07/01/2019
06/11/2019	06/11/2019	\$535.29	\$1,039.59	\$0.00	\$0.00	\$0.00	\$1,574.88	Autopost	207730.21	0.00	06/01/2019
05/13/2019	05/11/2019	\$532.63	\$1,042.25	\$0.00	\$0.00	\$0.00	\$1,574.88	Autopost	208265.50	0.00	05/01/2019
04/11/2019	04/11/2019	\$529.98	\$1,044.90	\$0.00	\$0.00	\$0.00	\$1,574.88	Autopost	208798.13	0.00	04/01/2019
03/11/2019	03/11/2019	\$527.35	\$1,047.53	\$0.00	\$0.00	\$0.00	\$1,574.88	Autopost	209328.11	0.00	03/01/2019
02/11/2019	02/11/2019	\$524.73	\$1,050.15	\$0.00	\$0.00	\$0.00	\$1,574.88	Autopost	209855.46	0.00	02/01/2019
01/11/2019	01/11/2019	\$522.13	\$1,052.75	\$0.00	\$0.00	\$0.00	\$1,574.88	Autopost	210380.19	0.00	01/01/2019
12/20/2018	12/20/2018	\$519.53	\$1,055.35	\$0.00	\$0.00	\$0.00	\$1,574.88	Autopost	210902.32	0.00	12/01/2018

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Page 1 of 6

U.S. Bank Confidential Communication



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Item #1 Account No.: 197 Sequence No.: 1 Routing No.: 11042 Front: Back: 	Item #2 Account No.: 1 Sequence No.: 1 Routing No.: 11042 Front: Back:
Item #3 Account No.: 1 Sequence No.: 1 Routing No.: 11042 Front: Back: 	Item #4 Account No.: 1 Sequence No.: 1 Routing No.: 1 Front: Back:
Item #5 Account No.: 1 Sequence No.: 1 Routing No.: 11042 Front: Back: 	Item #6 Account No.: 1 Sequence No.: 1 Routing No.: 1 Front: Back:

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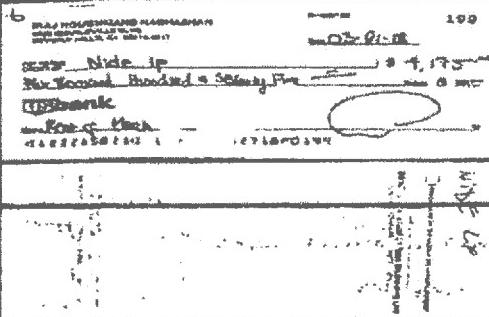
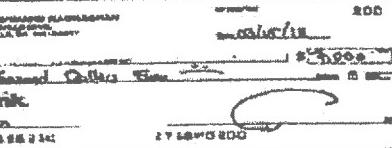
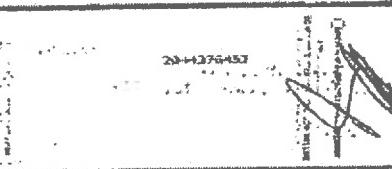
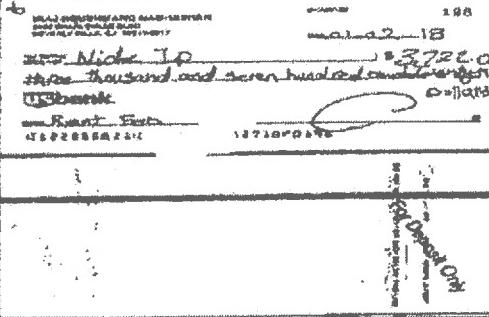
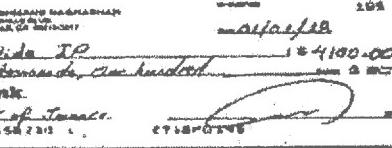
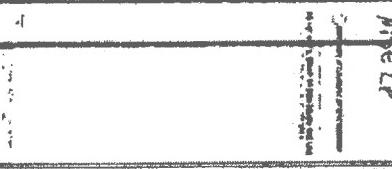
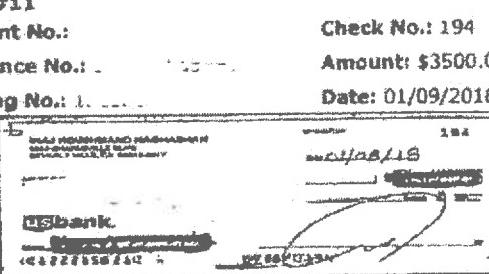
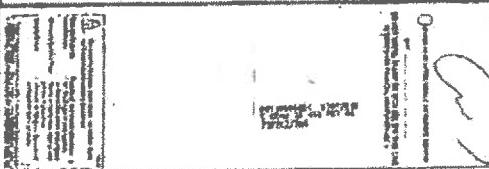
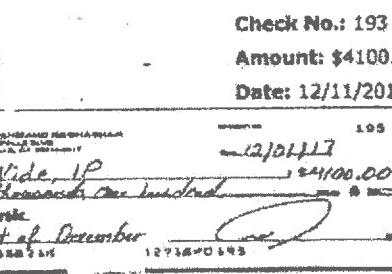
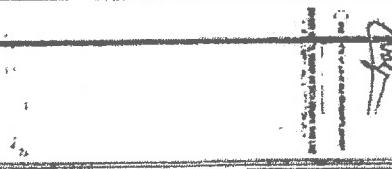
Page 2 of 6

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Item #7 Account No.: Sequence No.: Routing No.: Front:  Back: 	Item #8 Account No.: Sequence No.: Routing No.: Front:  Back: 
Item #9 Account No.: Sequence No.: Routing No.: Front:  Back: 	Item #10 Account No.: Sequence No.: Routing No.: Front:  Back: 
Item #11 Account No.: Sequence No.: Routing No.: Front:  Back: 	Item #12 Account No.: Sequence No.: Routing No.: Front:  Back: 

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Page 3 of 6

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Item #13 Account No.: 1 Sequence No.: Routing No.: Front: Back: 	Item #14 Account No.: Sequence No.: Routing No.: Front: Back:
Item #15 Account No.: Sequence No.: Routing No.: Front: Back: 	Item #16 Account No.: Sequence No.: Routing No.: Front: Back:
Item #17 Account No.: 1 Sequence No.: Routing No.: Front: Back: 	Item #18 Account No.: Sequence No.: Routing No.: Front: Back:

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Page 4 of 6

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Item #19 Account No.: 151 Sequence No.: 145 Routing No.: 0412222582150 Front: Back: 	Item #20 Account No.: 151 Sequence No.: 150 Routing No.: 0412222582150 Front: Back:
Item #21 Account No.: 152 Sequence No.: 154 Routing No.: 0412222582150 Front: Back: 	Item #22 Account No.: 152 Sequence No.: 152 Routing No.: 0412222582150 Front: Back:
Item #23 Account No.: 149 Sequence No.: 142 Routing No.: 0412222582150 Front: Back: 	Item #24 Account No.: 149 Sequence No.: 149 Routing No.: 0412222582150 Front: Back:

EXHIBIT 2

SCHEDULE A
(Form 1040)

Department of the Treasury
Internal Revenue Service (99)

Name(s) shown on Form 1040

IRAJ HOUSHMAND NAGHASHAN

Itemized Deductions

► Go to www.irs.gov/ScheduleA for instructions and the latest information.

► Attach to Form 1040.

Caution: If you are claiming a net qualified disaster loss on Form 4684, see the instructions for line 28.

OMB No. 1545-0074

2017

Attachment Sequence No. **07**

Your social security number

8016

Medical and Dental Expenses	Caution: Do not include expenses reimbursed or paid by others.		4	0.
	1	1		
Taxes You Paid	2	2	5	329.
	3	3		
Interest You Paid	4	4	6	2,278.
	5	5		
Note: Your mortgage interest deduction may be limited (see instructions).	7	7	8	2,607.
	9	9		
Gifts to Charity	10	10	11	21,760.
	11	11		
Casualty and Theft Losses	12	12	13	21,760.
	14	14		
Job Expenses and Certain Miscellaneous Deductions	15	15	16	0.
	17	17		
Other Miscellaneous Deductions	18	18	19	0.
	19	19		
Total Itemized Deductions	20	20	21	0.
	29	29		

1 Medical and dental expenses (see instructions) **1**

2 Enter amount from Form 1040, line 38. **2**

3 Multiply line 2 by 7.5% (0.075). **3**

4 Subtract line 3 from line 1. If line 3 is more than line 1, enter -0-. **4**

5 State and local (check only one box):
 Income taxes, or **5**
 General sales taxes **5**

6 Real estate taxes (see instructions) **6**

7 Personal property taxes **7**

8 Other taxes. List type and amount ► **8**

9 Add lines 5 through 8. **9**

10 Home mortgage interest and points reported to you on Form 1098. **10**

11 Home mortgage interest not reported to you on Form 1098. If paid to the person from whom you bought the home, see instructions and show that person's name, identifying no., and address ► **11**

12 Points not reported to you on Form 1098. See instructions for special rules. **12**

13 Mortgage insurance premiums (see instructions) **13**

14 Investment interest. Attach Form 4952 if required.
See instructions. **14**

15 Add lines 10 through 14. **15**

16 Gifts by cash or check. If you made any gift of \$250 or more, see instructions. **16**

17 Other than by cash or check. If any gift of \$250 or more, see instructions. You **must** attach Form 8283 if over \$500. **17**

18 Carryover from prior year. **18**

19 Add lines 16 through 18. **19**

20 Casualty or theft loss(es) other than net qualified disaster losses. Attach Form 4684 and enter the amount from line 18 of that form. See instructions. **20**

21 Unreimbursed employee expenses—job travel, union dues, job education, etc. Attach Form 2106 or 2106-EZ if required. See instructions. ► **21**

22 Tax preparation fees. **22**

23 Other expenses—investment, safe deposit box, etc. List type and amount ► **23**

24 Add lines 21 through 23. **24**

25 Enter amount from Form 1040, line 38. **25**

26 Multiply line 25 by 2% (0.02). **26**

27 Subtract line 26 from line 24. If line 26 is more than line 24, enter -0-. **27**

28 Other—from list in instructions. List type and amount ► **28**

29 Is Form 1040, line 38, over \$156,900?
 No. Your deduction is not limited. Add the amounts in the far right column for lines 4 through 28. Also, enter this amount on Form 1040, line 40.
 Yes. Your deduction may be limited. See the Itemized Deductions Worksheet in the instructions to figure the amount to enter.

30 If you elect to itemize deductions even though they are less than your standard deduction, check here. ► **30**

Schedule E (Form 1040) 2017

Attachment Sequence No. 13

Page 2

Name(s) shown on return. Do not enter name and social security number if shown on Page 1.

Your social security number

IRAJ HOUSHMAND NAGHASHAN

8016

Caution: The IRS compares amounts reported on your tax return with amounts shown on Schedule(s) K-1.

Part I Income or Loss From Partnerships and S Corporations

Note: If you report a loss from an at-risk activity for which **any** amount is **not** at risk, you **must** check the box in column (e) on line 28 and attach **Form 6198**. See instructions.

- 27 Are you reporting any loss not allowed in a prior year due to the at-risk, excess farm loss, or basis limitations, a prior year unallowed loss from a passive activity (if that loss was not reported on Form 8582), or unreimbursed partnership expenses? If you answered "Yes," see instructions before completing this section.....

 Yes No

28	(a) Name	(b) Enter P for partnership; S for S corporation	(c) Check if foreign partnership	(d) Employer identification number	(e) Check if any amount is not at risk
A	EL SALON OF BEVERLY HILLS INC.	S		2046	
B					
C					
D					

Passive Income and Loss		Nonpassive Income and Loss		
(f) Passive loss allowed (attach Form 8582 if required)	(g) Passive income from Schedule K-1	(h) Nonpassive loss from Schedule K-1	(i) Section 179 expense deduction from Form 4562	(j) Nonpassive income from Schedule K-1
A	9,707.			
B				
C				
D				
29 a Totals.....	9,707.			
b Totals.....				
30 Add columns (g) and (j) of line 29a.....			30	9,707.
31 Add columns (f), (h), and (i) of line 29b.....			31	
32 Total partnership and S corporation income or (loss). Combine lines 30 and 31. Enter the result here and include in the total on line 41 below.....			32	9,707.

Part II Income or Loss From Estates and Trusts

33	(a) Name	(b) Employer ID no.
A		
B		
Passive Income and Loss		Nonpassive Income and Loss
(c) Passive deduction or loss allowed (attach Form 8582 if required)	(d) Passive income from Schedule K-1	(e) Deduction or loss from Schedule K-1
A		
B		
34 a Totals.....		
b Totals.....		
35 Add columns (d) and (e) of line 34a.....		35
36 Add columns (c) and (e) of line 34b.....		36
37 Total estate and trust income or (loss). Combine lines 35 and 36. Enter the result here and include in the total on line 41 below.....		37

Part III Income or Loss From Real Estate Mortgage Investment Conduits (REMICs) – Residual Holder

38	(a) Name	(b) Employer identification number	(c) Excess inclusion from Schedules Q, line 2c (see instructions)	(d) Taxable income (net loss) from Schedules Q, line 1b	(e) Income from Schedules Q, line 3b
39	Combine columns (d) and (e) only. Enter the result here and include in the total on line 41 below.....			39	
40 Net farm rental income or (loss) from Form 4835. Also, complete line 42 below.....				40	
41 Total income or (loss). Combine lines 26, 32, 37, 39, and 40. Enter the result here and on Form 1040, line 17, or Form 1040NR, line 18.....				41	9,707.
42 Reconciliation of farming and fishing income. Enter your gross farming and fishing income reported on Form 4835, line 7; Schedule K-1 (Form 1065), box 14, code B; Schedule K-1 (Form 1120S), box 17, code V; and Schedule K-1 (Form 1041), box 14, code F (see instructions).....				42	
43 Reconciliation for real estate professionals. If you were a real estate professional (see instructions), enter the net income or (loss) you reported anywhere on Form 1040 or Form 1040NR from all rental real estate activities in which you materially participated under the passive activity loss rules.....				43	

SCHEDULE A
(Form 1040)

Department of the Treasury
Internal Revenue Service (99)

Itemized Deductions

► Go to www.irs.gov/ScheduleA for instructions and the latest information.
► Attach to Form 1040.

Caution: If you are claiming a net qualified disaster loss on Form 4684, see the instructions for line 16.

OMB No. 1545-0074

2018

Attachment
Sequence No. **07**

Name(s) shown on Form 1040

IRAJ HOUSHMAND NAGHASHAN

Your social security number

016

Medical and Dental Expenses	Caution: Do not include expenses reimbursed or paid by others.				
	1 Medical and dental expenses (see instructions)	1			
	2 Enter amount from Form 1040, line 7	2			
	3 Multiply line 2 by 7.5% (0.075)	3			
4 Subtract line 3 from line 1. If line 3 is more than line 1, enter -0.....	4		0.		
Taxes You Paid	5 State and local taxes.				
	a State and local income taxes or general sales taxes. You may include either income taxes or general sales taxes on line 5a, but not both. If you elect to include general sales taxes instead of income taxes, check this box. ► <input checked="" type="checkbox"/>	5a	606.		
	b State and local real estate taxes (see instructions).	5b	9,314.		
	c State and local personal property taxes.	5c			
	d Add lines 5a through 5c.	5d	9,920.		
	e Enter the smaller of line 5d or \$10,000 (\$5,000 if married filing separately).	5e	9,920.		
	6 Other taxes. List type and amount ►	6			
7 Add lines 5e and 6.....	7		9,920.		
Interest You Paid	8 Home mortgage interest and points. If you didn't use all of your home mortgage loan(s) to buy, build, or improve your home, see instructions and check this box. ► <input type="checkbox"/>	8a	19,348.		
	a Home mortgage interest and points reported to you on Form 1098.	8a	19,348.		
	b Home mortgage interest not reported to you on Form 1098. If paid to the person from whom you bought the home, see instructions and show that person's name, identifying no., and address ►	8b			
	c Points not reported to you on Form 1098. See instructions for special rules.	8c			
	d Reserved.	8d			
	e Add lines 8a through 8c.	8e	19,348.		
	9 Investment interest. Attach Form 4952 if required. See instructions.	9			
	10 Add lines 8e and 9.....	10		19,348.	
	Gifts to Charity	11 Gifts by cash or check. If you made any gift of \$250 or more, see instructions.....	11		
		12 Other than by cash or check. If any gift of \$250 or more, see instructions. You must attach Form 8283 if over \$500.	12		
13 Carryover from prior year.....		13			
14 Add lines 11 through 13.....		14		0.	
Casualty and Theft Losses	15 Casualty and theft loss(es) from a federally declared disaster (other than net qualified disaster losses). Attach Form 4684 and enter the amount from line 18 of that form. See instructions.	15		0.	
	16 Other—from list in instructions. List type and amount ►	16			
Total Itemized Deductions	17 Add the amounts in the far right column for lines 4 through 16. Also, enter this amount on Form 1040, line 8.	17		29,268.	
	18 If you elect to itemize deductions even though they are less than your standard deduction, check here. ► <input type="checkbox"/>				

Schedule E (Form 1040) 2018

Attachment Sequence No. 13

Page 2

Name(s) shown on return. Do not enter name and social security number if shown on Page 1.

Your social security number

IRAJ HOUSHMAND NAGHASHAN

-8016

Caution: The IRS compares amounts reported on your tax return with amounts shown on Schedule(s) K-1.

Part II Income or Loss From Partnerships and S Corporations

Note: If you report a loss, receive a distribution, dispose of stock, or receive a loan repayment from an S corporation, you must check the box in column (e) on line 28 and attach the required basis computation. If you report a loss from an at-risk activity for which any amount is not at risk, you must check the box in column (f) on line 28 and attach Form 6198 (see instructions).

- 27 Are you reporting any loss not allowed in a prior year due to the at-risk, excess farm loss, or basis limitations, a prior year unallowed loss from a passive activity (if that loss was not reported on Form 8582), or unreimbursed partnership expenses? If you answered "Yes," see instructions before completing this section.....

 Yes No

28	(a) Name	(b) Enter P for partnership; S for S corporation	(c) Check if foreign partnership	(d) Employer identification number	(e) Check if basis computation is required	(f) Check if any amount is not at risk
A	EL SALON OF BEVERLY HILLS INC.	S		2046		
B						
C						
D						

Passive Income and Loss		Nonpassive Income and Loss		
(g) Passive loss allowed (attach Form 8582 if required)	(h) Passive income from Schedule K-1	(i) Nonpassive loss from Schedule K-1	(j) Section 179 expense deduction from Form 4562	(k) Nonpassive income from Schedule K-1
A	22,210.			
B				
C				
D				
29 a Totals.....	22,210.			
b Totals.....				
30 Add columns (h) and (k) of line 29a.....			30	22,210.
31 Add columns (g), (i), and (j) of line 29b.....			31	
32 Total partnership and S corporation income or (loss). Combine lines 30 and 31.....			32	22,210.

Part III Income or Loss From Estates and Trusts

33	(a) Name	(b) Employer ID no.
A		
B		
Passive Income and Loss		Nonpassive Income and Loss
(c) Passive deduction or loss allowed (attach Form 8582 if required)	(d) Passive income from Schedule K-1	(e) Deduction or loss from Schedule K-1
A		
B		
34 a Totals.....		
b Totals.....		
35 Add columns (d) and (e) of line 34a.....		35
36 Add columns (c) and (e) of line 34b.....		36
37 Total estate and trust income or (loss). Combine lines 35 and 36.....		37

Part IV Income or Loss From Real Estate Mortgage Investment Conduits (REMICs) – Residual Holder

38	(a) Name	(b) Employer identification number	(c) Excess inclusion from Schedules Q, line 2c (see instructions)	(d) Taxable income (net loss) from Schedules Q, line 1b	(e) Income from Schedules Q, line 3b
39	Combine columns (d) and (e) only. Enter the result here and include in the total on line 41 below.....			39	
40 Net farm rental income or (loss) from Form 4835. Also, complete line 42 below.....				40	
41 Total income or (loss). Combine lines 26, 32, 37, 39, and 40. Enter the result here and on Schedule 1 (Form 1040), line 17, or Form 1040NR, line 18.....				41	22,210.
42 Reconciliation of farming and fishing income. Enter your gross farming and fishing income reported on Form 4835, line 7; Schedule K-1 (Form 1065), box 14, code B; Schedule K-1 (Form 1120S), box 17, code AC; and Schedule K-1 (Form 1041), box 14, code F (see instructions).....					
43 Reconciliation for real estate professionals. If you were a real estate professional (see instructions), enter the net income or (loss) you reported anywhere on Form 1040 or Form 1040NR from all rental real estate activities in which you materially participated under the passive activity loss rules.....					

EXHIBIT 3

DE-226

ATTORNEY OR PARTY WITHOUT ATTORNEY (name, address, and State Bar number):

After recording, return to:

Shahin Motallebi Esq. SBN 210870
Law Offices of Shahin Motallebi
1575 Westwood Blvd., Suite 201
Los Angeles, CA 90024

TEL NO.: (310) 268-1685 FAX NO. (optional): (310)683-0255

E-MAIL ADDRESS (optional): smotallebi@lawoffice2.com

ATTORNEY FOR (name): Tayyebeh Shajarizadi

SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES

STREET ADDRESS: 111 N. Hill Street

MAILING ADDRESS: 111 N. Hill Street

CITY AND ZIP CODE: Los Angeles, CA 90012

BRANCH NAME: Central

FOR RECORDER'S USE ONLY

ESTATE OF (Name):

IRAJ HOOSHMAND NAGHASHAN

CASE NUMBER:

21STPB02273

DECEDENT

SPOUSAL DOMESTIC PARTNER PROPERTY ORDER

FOR COURT USE ONLY

1. Date of hearing: September 15, 2021 Time: 8:30
Dept.: 9 Room:

THE COURT FINDS

2. All notices required by law have been given.
3. Decedent died on (date): October 24, 2019
 - a. a resident of the California county named above.
 - b. a nonresident of California and left an estate in the county named above.
 - c. Intestate. Testate.
4. Decedent's surviving spouse surviving registered domestic partner is (name): Tayyebeh Shajarizadi

THE COURT FURTHER FINDS AND ORDERS

5. a. The property described in Attachment 5a is property passing to the surviving spouse or surviving registered domestic partner named in item 4, and no administration of it is necessary.
b. See Attachment 5b for further order(s) respecting transfer of the property to the surviving spouse or surviving registered domestic partner named in item 4.
6. To protect the interests of the creditors of (business name):
an unincorporated trade or business, a list of all its known creditors and the amount owed each is on file.
 - a. Within (specify): days from this date, the surviving spouse or surviving registered domestic partner named in item 4 shall file an undertaking in the amount of \$
 - b. See Attachment 6b for further order(s) protecting the interests of creditors of the business.
7. a. The property described in Attachment 7a is property that belonged to the surviving spouse or surviving registered domestic partner under Family Code section 297.5 and Probate Code sections 100 and 101, and the surviving spouse's or surviving domestic partner's ownership upon decedent's death is confirmed.
b. See Attachment 7b for further order(s) respecting transfer of the property to the surviving spouse or surviving domestic partner.
8. All property described in the Spousal or Domestic Partner Property Petition that is not determined to be property passing to the surviving spouse or surviving registered domestic partner under Probate Code section 13500, or confirmed as belonging to the surviving spouse or surviving registered domestic partner under Probate Code sections 100 and 101, shall be subject to administration in the estate of decedent. All of such property is described in Attachment 8.
9. Other (specify):

see last page

Continued in Attachment 9.

10. Number of pages attached: 4

Date: _____

JUDICIAL OFFICER

SIGNATURE FOLLOWS LAST ATTACHMENT

Page 1 of 1

ATTACHMENT 5a

Decedent's ownership interest in the following real property:

LEGAL DESCRIPTION

PARCEL 1:

THAT PORTION OF LOT 1 OF TRACT NO. 23984, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 857, PAGES 92 AND 93 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SHOWN AND DEFINED AS UNIT 35 ON THE CONDOMINIUM PLAN RECORDED FEBRUARY 6, 1976, AS INSTRUMENT NO. 558, RECORDS OF SAID COUNTY, AS DEFINED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED NOVEMBER 7, 1975, AS INSTRUMENT NO. 4879, OFFICIAL RECORDS, RECORDS OF SAID COUNTY, AND FIRST AMENDMENT THERETO RECORDED FEBRUARY 6, 1976, AS INSTRUMENT NO. 557, OFFICIAL RECORDS.

PARCEL 2:

AN UNDIVIDED .0093 PERCENTAGE INTEREST IN AND TO LOT 1 OF SAID TRACT NO. 23984, IN THE CITY OF LOS ANGELES, EXCEPT THEREFROM THOSE PORTIONS SHOWN AND DEFINED AS UNITS 1 TO 118 INCLUSIVE ON SAID CONDOMINIUM PLAN AND DEFINED IN SAID DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND THE FIRST AMENDMENT THERETO.

PARCEL 3:

AN EXCLUSIVE EASEMENT FOR PARKING PURPOSES TO BE APPURTEnant TO PARCELS 1 AND 2 ABOVE, IN, OVER, ACROSS AND THROUGH THAT PORTION OF THE COMMON AREA CONSISTING OF PARKING AREA NOS. P-72 AND P-73 AND SHOWN AND DESCRIBED ON THE AFOREMENTIONED PARKING AND STORAGE PLAN.

Commonly Known As: 10590 Wilshire Blvd, Unit 804, Los Angeles, CA 90024

APN: 4326-002-056

ATTACHMENT 5b

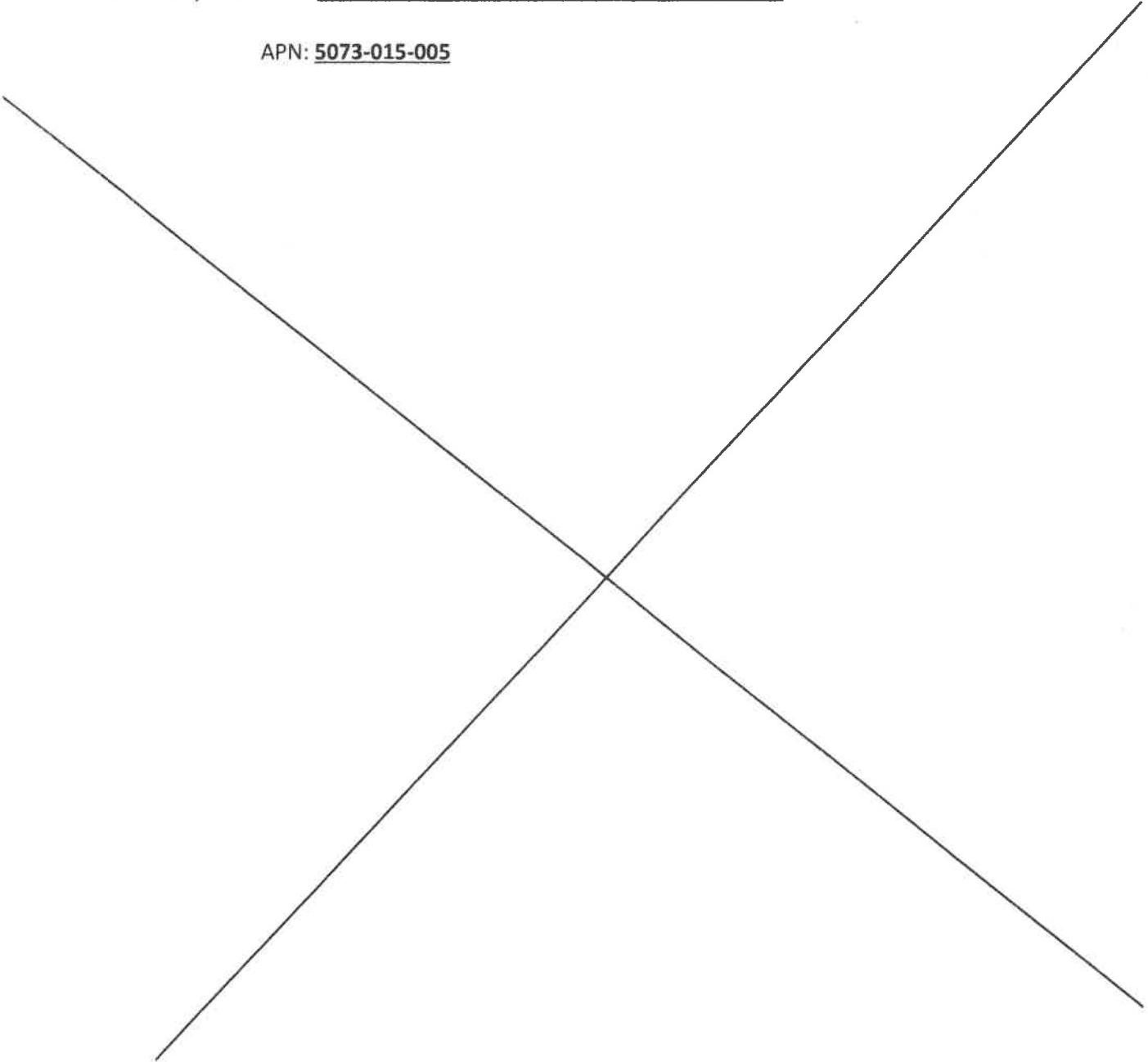
Decedent's ownership interest in the following real property:

LEGAL DESCRIPTION

LOT 60, OF ANGELES TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 2, PAGES 73 AND 74 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

Commonly Known As: **1624 S. Gramercy Place, Los Angeles, CA 90019**

APN: **5073-015-005**



ATTACHMENT 7a

Surviving Spouse's ownership interest in the following real property:

LEGAL DESCRIPTION

PARCEL 1:

THAT PORTION OF LOT 1 OF TRACT NO. 23984, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 857, PAGES 92 AND 93 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SHOWN AND DEFINED AS UNIT 35 ON THE CONDOMINIUM PLAN RECORDED FEBRUARY 6, 1976, AS INSTRUMENT NO. 558, RECORDS OF SAID COUNTY, AS DEFINED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED NOVEMBER 7, 1975, AS INSTRUMENT NO. 4879, OFFICIAL RECORDS, RECORDS OF SAID COUNTY, AND FIRST AMENDMENT THERETO RECORDED FEBRUARY 6, 1976, AS INSTRUMENT NO. 557, OFFICIAL RECORDS.

PARCEL 2:

AN UNDIVIDED .0093 PERCENTAGE INTEREST IN AND TO LOT 1 OF SAID TRACT NO. 23984, IN THE CITY OF LOS ANGELES, EXCEPT THEREFROM THOSE PORTIONS SHOWN AND DEFINED AS UNITS 1 TO 118 INCLUSIVE ON SAID CONDOMINIUM PLAN AND DEFINED IN SAID DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND THE FIRST AMENDMENT THERETO.

PARCEL 3:

AN EXCLUSIVE EASEMENT FOR PARKING PURPOSES TO BE APPURTEnant TO PARCELS 1 AND 2 ABOVE, IN, OVER, ACROSS AND THROUGH THAT PORTION OF THE COMMON AREA CONSISTING OF PARKING AREA NOS. P-72 AND P-73 AND SHOWN AND DESCRIBED ON THE AFOREMENTIONED PARKING AND STORAGE PLAN.

Commonly Known As: 10590 Wilshire Blvd, Unit 804, Los Angeles, CA 90024

APN: 4326-002-056

ATTACHMENT 7b

Surviving Spouse's ownership interest in the following real property:

LEGAL DESCRIPTION

LOT 60, OF ANGELES TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 2, PAGES 73 AND 74 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

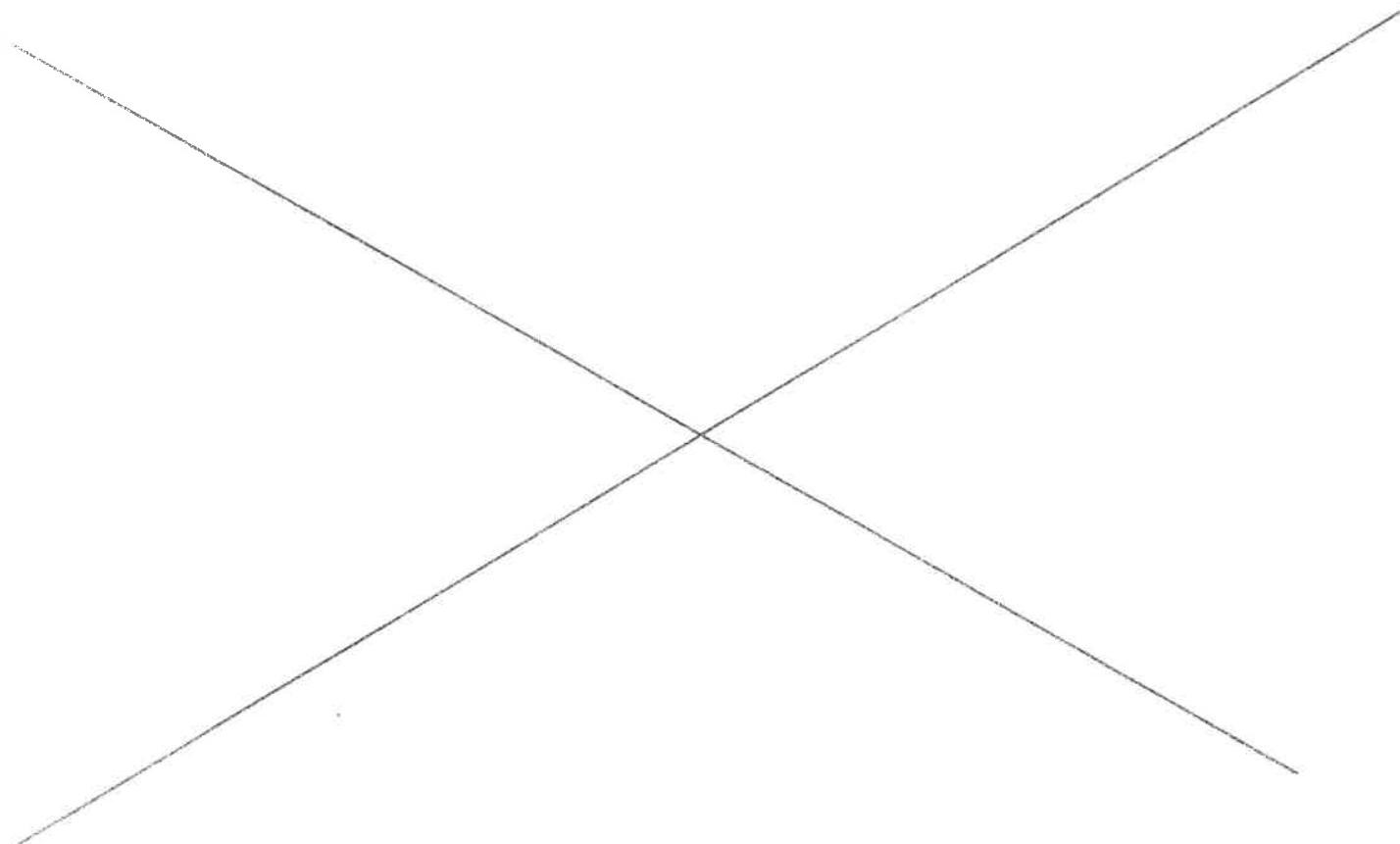
Commonly Known As: 1624 S. Gramercy Place, Los Angeles, CA 90019

APN: 5073-015-005

Dated: November 10, 2021



G.L.W.





BOE 502 (P.M. REV. 14 (05-18) ASSR-70 (REV. 11-19)

PRELIMINARY CHANGE OF OWNERSHIP REPORT

To be completed by the transferee (buyer) prior to a transfer of subject property, in accordance with section 480.3 of the Revenue and Taxation Code. A Preliminary Change of Ownership Report must be filed with each conveyance in the County Recorder's office for the county where the property is located.



FOR RECORDER'S USE ONLY
DOCUMENT NO. / RECORDING DATE

JEFFREY PRANG
Assessor

NAME AND MAILING ADDRESS OF BUYER/TRANSFEREE
(Make necessary corrections to the printed name and mailing address)

Tayyebeh Shajarianzadi
9453 Charleville Blvd.
Beverly Hills, CA 90212

ASSESSOR'S PARCEL NUMBER

5073-015-005

SELLER/TRANSFEROR

Iraj Houshmand Naghashan

BUYER'S DAYTIME TELEPHONE NUMBER

(310) 990-2780

BUYER'S EMAIL ADDRESS

talaizadi@yahoo.com

STREET ADDRESS OR PHYSICAL LOCATION OF REAL PROPERTY

1624 S. Gramercy Place, Los Angeles, CA 90019

YES NO This property is intended as my principal residence. If YES, please indicate the date of occupancy or intended occupancy.

MO	DAY	YEAR
----	-----	------

YES NO Are you a disabled veteran or a unmarried surviving spouse of a disabled veteran who was compensated at 100% by the Department of Veterans Affairs?

MAIL PROPERTY TAX INFORMATION TO (NAME)

Tayyebeh Shajarianzadi

MAIL PROPERTY TAX INFORMATION TO (ADDRESS)

9453 Charleville Blvd.

CITY
Beverly Hills

STATE ZIP CODE
CA 90212

PART 1. TRANSFER INFORMATION

Please complete all statements.

This section contains possible exclusions from reassessment for certain types of transfers.

YES NO

- A. This transfer is solely between spouses (addition or removal of a spouse, death of a spouse, divorce settlement, etc.).
- B. This transfer is solely between domestic partners currently registered with the California Secretary of State (addition or removal of a partner, death of a partner, termination settlement, etc.).
- C. This is a transfer: between parent(s) and child(ren) from grandparent(s) to grandchild(ren).
- D. This transfer is the result of a cotenant's death. Date of death _____
- E. This transaction is to replace a principal residence owned by a person 65 years of age or older. Within the same county? YES NO
- F. This transaction is to replace a principal residence by a person who is severely disabled as defined by Revenue and Taxation Code section 69.5. Within the same county? YES NO
- G. This transaction is only a correction of the name(s) of the person(s) holding title to the property (e.g., a name change upon marriage). If YES, please explain: _____
- H. The recorded document creates, terminates, or reconveys a lender's interest in the property.
- I. This transaction is recorded only as a requirement for financing purposes or to create, terminate, or reconvey a security interest (e.g., cosigner). If YES, please explain: _____
- J. The recorded document substitutes a trustee of a trust, mortgage, or other similar document.
- K. This is a transfer of property:
 - 1. to/from a revocable trust that may be revoked by the transferor and is for the benefit of the transferor, and/or the transferor's spouse registered domestic partner.
 - 2. to/from an irrevocable trust for the benefit of the creator/grantor/trustor and/or grantor's/trustor's spouse grantor's/trustor's registered domestic partner.
- L. This property is subject to a lease with a remaining lease term of 35 years or more including written options.
- M. This is a transfer between parties in which proportional interests of the transferor(s) and transferee(s) in each and every parcel being transferred remain exactly the same after the transfer.
- N. This is a transfer subject to subsidized low-income housing requirements with governmentally imposed restrictions, or restrictions imposed by specified nonprofit corporations.
- O. This transfer is to the first purchaser of a new building containing an active solar energy system.
- P. Other. This transfer is to surviving spouse by Court Order

* Please refer to the instructions for Part 1.

Please provide any other information that will help the Assessor understand the nature of the transfer.

THIS DOCUMENT IS NOT SUBJECT TO PUBLIC INSPECTION

BOE-502-A (P2) REV. 14 (05-18) ASSR-70 (REV. 11-19)

PART 2. OTHER TRANSFER INFORMATION

Check and complete as applicable.

A. Date of transfer, if other than recording date: _____

B. Type of transfer:

Purchase Foreclosure Gift Trade or exchange Merger, stock, or partnership acquisition (Form BOE-100-B)

Contract of sale. Date of contract: _____ Inheritance. Date of death: _____

Sale/leaseback Creation of a lease Assignment of a lease Termination of a lease. Date lease began: _____

Original term in years (*including written options*): _____ Remaining term in years (*including written options*): _____

Other. Please explain: _____

C. Only a partial interest in the property was transferred. YES NO If YES, indicate the percentage transferred: _____ %

PART 3. PURCHASE PRICE AND TERMS OF SALE

Check and complete as applicable.

A. Total purchase price: \$ _____

B. Cash down payment or value of trade or exchange excluding closing costs: _____

Amount \$ _____

C. First deed of trust @ _____ % interest for _____ years. Monthly payment \$ _____

Amount \$ _____

FHA (Discount Points) Cal-Vet VA (Discount Points) Fixed rate Variable rate

Bank/Savings & Loan/Credit Union Loan carried by seller _____

Balloon payment \$ _____ Due date: _____

D. Second deed of trust @ _____ % interest for _____ years. Monthly payment \$ _____

Amount \$ _____

Fixed rate Variable rate Bank/Savings & Loan/Credit Union Loan carried by seller

Balloon payment \$ _____ Due date: _____

E. Was an Improvement Bond or other public financing assumed by the buyer? YES NO Outstanding balance \$ _____

F. Amount, if any, of real estate commission fees paid by the buyer which are not included in the purchase price: \$ _____

G. The property was purchased: Through real estate broker. Broker name: _____ Phone number: () _____

Direct from seller From a family member-Relationship _____

Other. Please explain: _____

H. Please explain any special terms, seller concessions, broker/agent fees waived, financing, and any other information (e.g., buyer assumed the existing loan balance) that would assist the Assessor in the valuation of your property: _____

PART 4. PROPERTY INFORMATION

Check and complete as applicable.

A. Type of property transferred:

Single-family residence

Co-op/Own-your-own

Manufactured home

Multiple-family residence. Number of units: _____

Condominium

Unimproved lot

Other. Description: (i.e., timber, mineral, water rights, etc.)

Timeshare

Commercial/Industrial

B. YES NO Personal/business property, or incentives, provided by seller to buyer are included in the purchase price. Examples of personal property are furniture, farm equipment, machinery, etc. Examples of incentives are club memberships, etc. Attach list if available.

If YES, enter the value of the personal/business property: \$ _____ Incentives \$ _____

C. YES NO A manufactured home is included in the purchase price.

If YES, enter the value attributed to the manufactured home: \$ _____

YES NO The manufactured home is subject to local property tax. If NO, enter decal number: _____

D. YES NO The property produces rental or other income.

If YES, the income is from: Lease/rent Contract Mineral rights Other: _____

E. The condition of the property at the time of sale was: Good Average Fair Poor

Please describe: _____

CERTIFICATION

I certify (or declare) that the foregoing and all information hereon, including any accompanying statements or documents, is true and correct to the best of my knowledge and belief.

SIGNATURE OF BUYER/TRANSFEREE OR CORPORATE OFFICER

NAME OF BUYER/TRANSFEREE/PERSONAL REPRESENTATIVE/CORPORATE OFFICER (PLEASE PRINT)

Tayyebeh Shajariizadi

DATE

10/27/2021

TELEPHONE

(310) 990-2780

TITLE

Owner

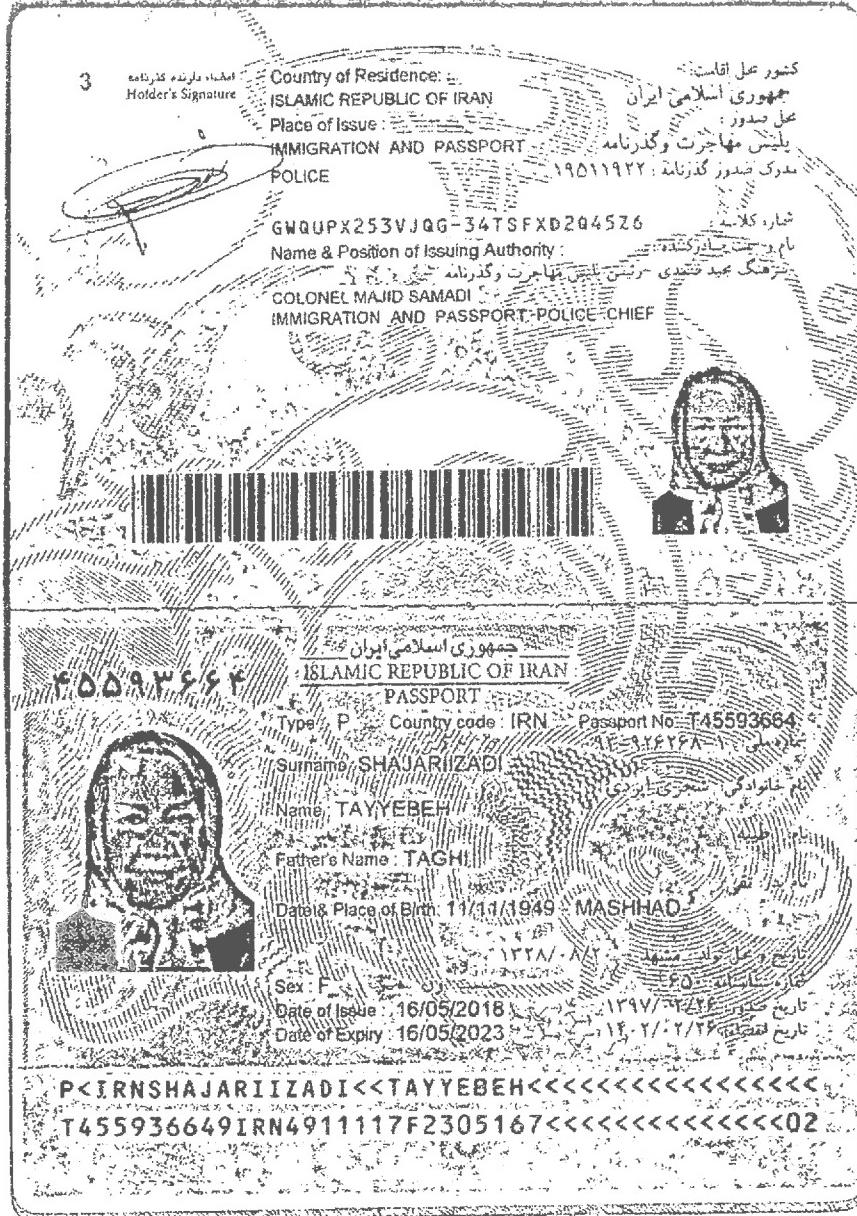
EMAIL ADDRESS

tilaizadi@yahoo.com

The Assessor's office may contact you for additional information regarding this transaction.

Please see reverse side

RECEIVED
U.S. DISTRICT COURT
FEDERAL JUDICIARY
APR 19 1949
REGISTRATION NO.
60-11072, Serial No.
Type of stamp: REGD
Date of issue: APR 19 1949
Name, etc.: RICHARD H. TAYLOR
Place of application or registration:

This page is part of your document - DO NOT DISCARD



20220171491



Pages:
0003

Recorded/Filed in Official Records
Recorder's Office, Los Angeles County,
California

02/11/22 AT 08:00AM

PCOR SURCHARGE \$20.00

FEES:	45.00
TAXES:	0.00
OTHER:	0.00
SB2:	75.00
PAID:	<u>120.00</u>



LEADSHEET



202202110200021

00021944360



013153693

SEQ:
01

SECURE - 8:00AM



THIS FORM IS NOT TO BE DUPLICATED

RECORDING REQUESTED BY

Tayyebeh Shajarizadi

MAIL THE TAX STATEMENT TO THE FOLLOWING PERSON(S) NAMED BELOW AT THE FOLLOWING ADDRESS.

WHEN RECORDED MAIL TO

NAME: Tayyebeh Shajarizadi

MAILING ADDRESS: 9452 Clarkville Blvd

CITY, STATE: Beverly Hills, CA
ZIP CODE: 90212

112-127963

SPACE ABOVE THIS

"This conveyance change the manner in which title is held, grantor(s) and grantee(s) remain the same and continue to hold the same proportionate interest.
R & T 11911

Unsigned Grantor Declares:

DOCUMENTARY TRANSFER TAX: \$ NONE *(initials)*~~"I transfer my right, title and interest"~~TITLE(S)
QUITCLAIM DEED
Tayyebeh Shajarizadi, Declarant

For valuable consideration, Tayyebeh Shajarizadi, surviving spouse of RAJ HEMSHMAND NAGHASHAN, a.k.a. RAJ HEMSHMAND NAGHASHAN, does hereby REMISE, RELEASE and FOREVER QUIT CLAIM to TAYYEBEH SHARIFI ZADEH, an unmarried woman, the following described real property located in the city of Los Angeles, County of Los Angeles, State of California:

LOT 60 OF ANGELES TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 2, PAGES 73 AND 74 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

Commonly known as: 1624 S. Gramercy Place, Los Angeles, CA 90019APN: 5073-015-005

This is a court-ordered conveyance or decree that is not pursuant to sale, exempt from documentary transfer tax under R & T 11911.

Date: February 9, 2023

Tayyebeh Shajarizadi

This document is being recorded
as an accommodation only
and Chicago Title Insurance
Company assumes no responsibility
for the correctness
or validity thereof.

MAIL TAX INFORMATION AS DIRECTED ABOVE

RECORDING REQUESTED BY

Layyebeh Shajarizadi

MAIL OUT & TAX STATEMENT TO THE FOLLOWING
PERSONS NAMED BELOW AT THE FOLLOWING ADDRESS

WHEN RECORDED MAIL TO

NAME: Layyebeh Shajarizadi

MAILING: 9453 Charleville Blvd.
ADDRESS:

CITY STATE: Beverly Hills, CA
ZIP CODE: 90212

11/212963

SPACE ABOVE THIS

TITLE(S)
QUITCLAIM DEED

"This conveyance change the manner in
which title is held, grantor(s) and grantee(s)
remain the same and continue
to hold the same proportionate interest.
R & T 11911

Under-signed Grantor Declares:

DOCUMENTARY TRANSFER TAX: \$ NONE *AS*

*Transfer under R&T 11911

Layyebeh Shajarizadi, Declarant

For an valuable consideration, Layyebeh Shajarizadi, surviving spouse of IRAJ HOUSHMAND NAGHSHAN, a.k.a. IRAJ HOOSHMAND NAGHASHAN, does hereby REMISE, RELEASE and FOREVER QUIT CLAIM to TAYYEBEH SHAJARIZADI, an unmarried woman, the following described real property located in the city of Los Angeles, County of Los Angeles, State of California:

LOT 60 OF ANGELES TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 2, PAGES 73 AND 74 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

Owner's address: 1624 S. Gramercy Place, Los Angeles, CA 90019

APN: 5073-015-005

This is a court-ordered conveyance or decree that is not pursuant to sale, exempt from documentary transfer tax under R & T 11911.

On: February 9, 2022

Layyebeh Shajarizadi

This document is being recorded
as an accommodation only
and Chicago Title Insurance
Company assumes no responsi-
bility for the correctness
or validity thereof.

MAIL TAX INFORMATION AS DIRECTED ABOVE

ACKNOWLEDGMENT

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

State of California

County of Los Angeles

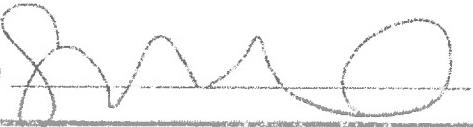
On February 9, 2022, before me, Soraya Esjamieh, Notary Public
(insert name and title of the officer)

personally appeared Tayyebeh Shajarizadi

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal

Signature 

(Seal)

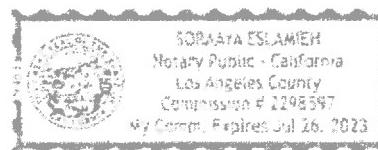


EXHIBIT 4

DE-226

ATTORNEY OR PARTY WITHOUT ATTORNEY (name, address, brief State their name):

After recording, return to:
Shahin Motalebi, Esq. SBN 210870
Law Offices of Shahin Motalebi
1575 Westwood Blvd., Suite 201
Los Angeles, CA 90024

TEL NO.: (310) 268-1685 FAX NO. (optional): (310)683-0255

EMAIL ADDRESS (optional): smotalebi@lawoffice2.com

ATTORNEY FOR (print): Tayyebeh Shajarizadi

SUPERIOR COURT OF CALIFORNIA, COUNTY OF LOS ANGELES

STREET ADDRESS: 111 N. Hill Street

MAILING ADDRESS: 111 N. Hill Street

CITY AND ZIP CODE: Los Angeles, CA 90012

JURISDICTION: Central

FOR RECONVENT'S USE ONLY

ESTATE OF (Name):

IRAJ HOOSHMAND NAGHASHAN

DECEDENT

CASE NUMBER:

213TPBC2273

SPOUSAL DOMESTIC PARTNER PROPERTY ORDER

FOR COURT USE ONLY

1. Date of hearing: September 16, 2021 Time: 8:30
Dept.: 9 Room:

THE COURT FINDS

2. All notices required by law have been given.
3. Decedent died on (date): October 24, 2019
 - a. a resident of the California county named above.
 - b. a nonresident of California and left an estate in the county named above.
 - c. Intestate. Testate.
4. Decedent's surviving spouse surviving registered domestic partner is (name): Tayyebeh Shajarizadi

THE COURT FURTHER FINDS AND ORDERS

5. a. The property described in Attachment 5a is property passing to the surviving spouse or surviving registered domestic partner named in item 4, and no administration of it is necessary.
- b. See Attachment 5b for further order(s) respecting transfer of the property to the surviving spouse or surviving registered domestic partner named in item 4.
6. To protect the interests of the creditors of (business name), an unincorporated trade or business, a list of all its known creditors and the amount owed each is on file.
 - a. Within (specify): _____ days from this date, the surviving spouse or surviving registered domestic partner named in item 4 shall file an undertaking in the amount of \$ _____.
 - b. See Attachment 6b for further order(s) protecting the interests of creditors of the business.
7. a. The property described in Attachment 7a is property that belonged to the surviving spouse or surviving registered domestic partner under Family Code section 297.5 and Probate Code sections 100 and 101, and the surviving spouse's or surviving domestic partner's ownership upon decedent's death is confirmed.
- b. See Attachment 7b for further order(s) respecting transfer of the property to the surviving spouse or surviving domestic partner.
8. All property described in the Spousal or Domestic Partner Property Petition that is not determined to be property passing to the surviving spouse or surviving registered domestic partner under Probate Code section 13600, or confirmed as belonging to the surviving spouse or surviving registered domestic partner under Probate Code sections 100 and 101, shall be subject to administration in the estate of decedent. All of such property is described in Attachment 8.
9. Other (specify): _____

see last page

Continued in Attachment 9.

10. Number of pages attached: 4

Date: _____

JUDICIAL OFFICER

SIGNATURE FOLLOWS LAST ATTACHMENT

Page 1 of 1

ATTACHMENT 5a

Decedent's ownership interest in the following real property:

LEGAL DESCRIPTION

PARCEL 1:

THAT PORTION OF LOT 1 OF TRACT NO. 23984, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 857, PAGES 92 AND 93 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SHOWN AND DEFINED AS UNIT 35 ON THE CONDOMINIUM PLAN RECORDED FEBRUARY 6, 1976, AS INSTRUMENT NO. 558, RECORDS OF SAID COUNTY, AS DEFINED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED NOVEMBER 7, 1975, AS INSTRUMENT NO. 4879, OFFICIAL RECORDS, RECORDS OF SAID COUNTY, AND FIRST AMENDMENT THERETO RECORDED FEBRUARY 6, 1976, AS INSTRUMENT NO. 557, OFFICIAL RECORDS.

PARCEL 2:

AN UNDIVIDED .0093 PERCENTAGE INTEREST IN AND TO LOT 1 OF SAID TRACT NO. 23984, IN THE CITY OF LOS ANGELES, EXCEPT THEREFROM THOSE PORTIONS SHOWN AND DEFINED AS UNITS 1 TO 118 INCLUSIVE ON SAID CONDOMINIUM PLAN AND DEFINED IN SAID DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND THE FIRST AMENDMENT THERETO.

PARCEL 3:

AN EXCLUSIVE EASEMENT FOR PARKING PURPOSES TO BE APPURTEnant TO PARCELS 1 AND 2 ABOVE, IN, OVER, ACROSS AND THROUGH THAT PORTION OF THE COMMON AREA CONSISTING OF PARKING AREA NOS. P-72 AND P-73 AND SHOWN AND DESCRIBED ON THE AFOREMENTIONED PARKING AND STORAGE PLAN.

Commonly Known As: 10590 Wilshire Blvd, Unit 804, Los Angeles, CA 90024

APN: 4326-002-056

ATTACHMENT 5b

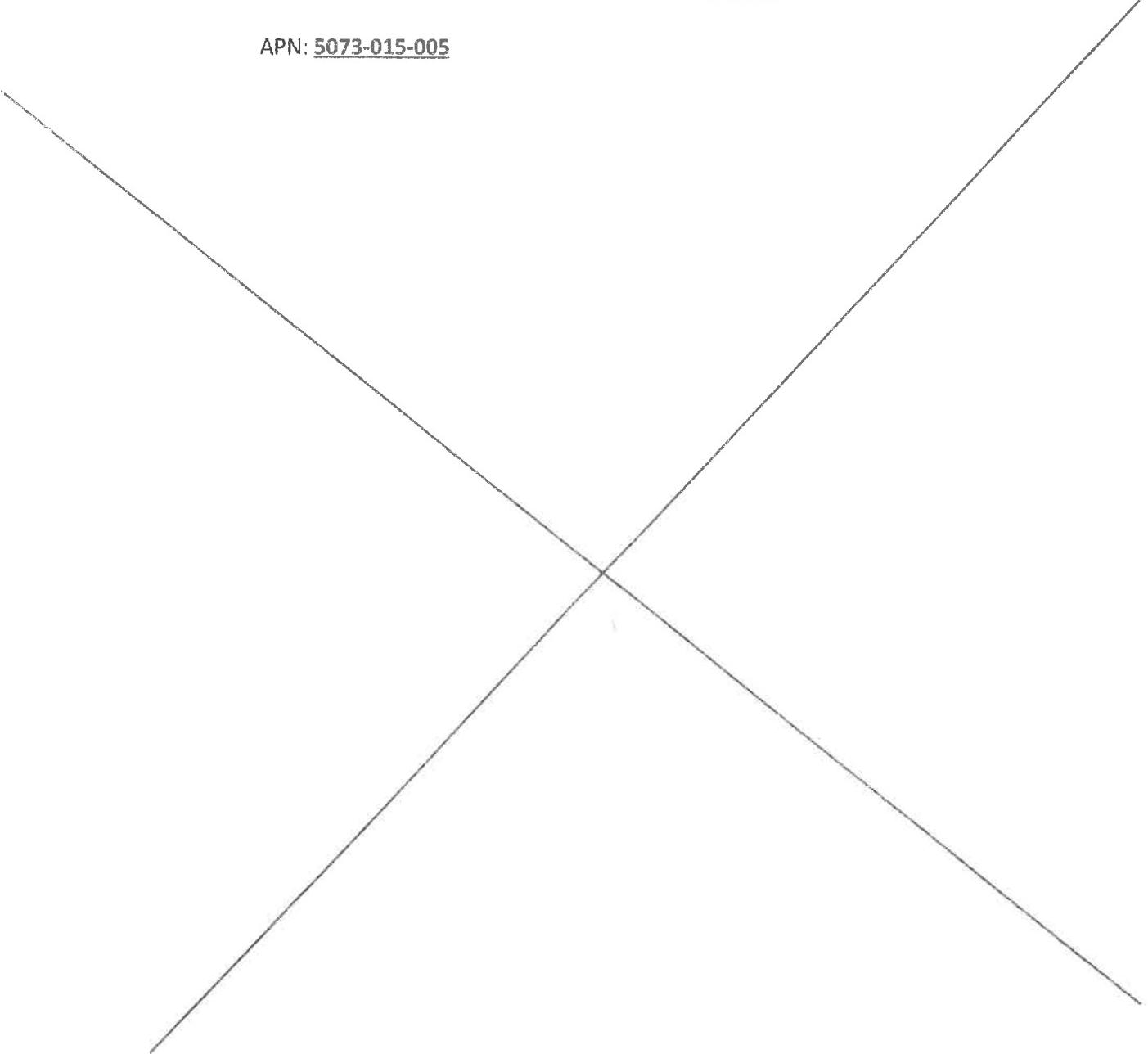
Decedent's ownership interest in the following real property:

LEGAL DESCRIPTION

LOT 60, OF ANGELES TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 2, PAGES 73 AND 74 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

Commonly Known As: 1624 S. Gramercy Place, Los Angeles, CA 90019

APN: 5073-015-005



ATTACHMENT 7a

Surviving Spouse's ownership interest in the following real property:

LEGAL DESCRIPTION

PARCEL 1:

THAT PORTION OF LOT 1 OF TRACT NO. 23984, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 857, PAGES 92 AND 93 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY, SHOWN AND DEFINED AS UNIT 35 ON THE CONDOMINIUM PLAN RECORDED FEBRUARY 6, 1976, AS INSTRUMENT NO. 558, RECORDS OF SAID COUNTY, AS DEFINED IN THE DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED NOVEMBER 7, 1975, AS INSTRUMENT NO. 4879, OFFICIAL RECORDS, RECORDS OF SAID COUNTY, AND FIRST AMENDMENT THERETO RECORDED FEBRUARY 6, 1976, AS INSTRUMENT NO. 557, OFFICIAL RECORDS.

PARCEL 2:

AN UNDIVIDED .0093 PERCENTAGE INTEREST IN AND TO LOT 1 OF SAID TRACT NO. 23984, IN THE CITY OF LOS ANGELES, EXCEPT THEREFROM THOSE PORTIONS SHOWN AND DEFINED AS UNITS 1 TO 118 INCLUSIVE ON SAID CONDOMINIUM PLAN AND DEFINED IN SAID DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS AND THE FIRST AMENDMENT THERETO.

PARCEL 3:

AN EXCLUSIVE EASEMENT FOR PARKING PURPOSES TO BE APPURTEnant TO PARCELS 1 AND 2 ABOVE, IN, OVER, ACROSS AND THROUGH THAT PORTION OF THE COMMON AREA CONSISTING OF PARKING AREA NOS. P-72 AND P-73 AND SHOWN AND DESCRIBED ON THE AFOREMENTIONED PARKING AND STORAGE PLAN.

Commonly Known As: 10590 Wilshire Blvd, Unit 804, Los Angeles, CA 90024

APN: 4326-002-056

ATTACHMENT 7b

Surviving Spouse's ownership interest in the following real property:

LEGAL DESCRIPTION

LOT 60, OF ANGELES TRACT, IN THE CITY OF LOS ANGELES, COUNTY OF LOS ANGELES, STATE OF CALIFORNIA, AS PER MAP RECORDED IN BOOK 2, PAGES 73 AND 74 OF MAPS, IN THE OFFICE OF THE COUNTY RECORDER OF SAID COUNTY.

Commonly Known As: 1624 S. Gramercy Place, Los Angeles, CA 90019

APN: 5073-015-005

Dated: November 10, 2021

[Handwritten signature]
G. L. W.
RECORDED
NOV 10 2021

GLW

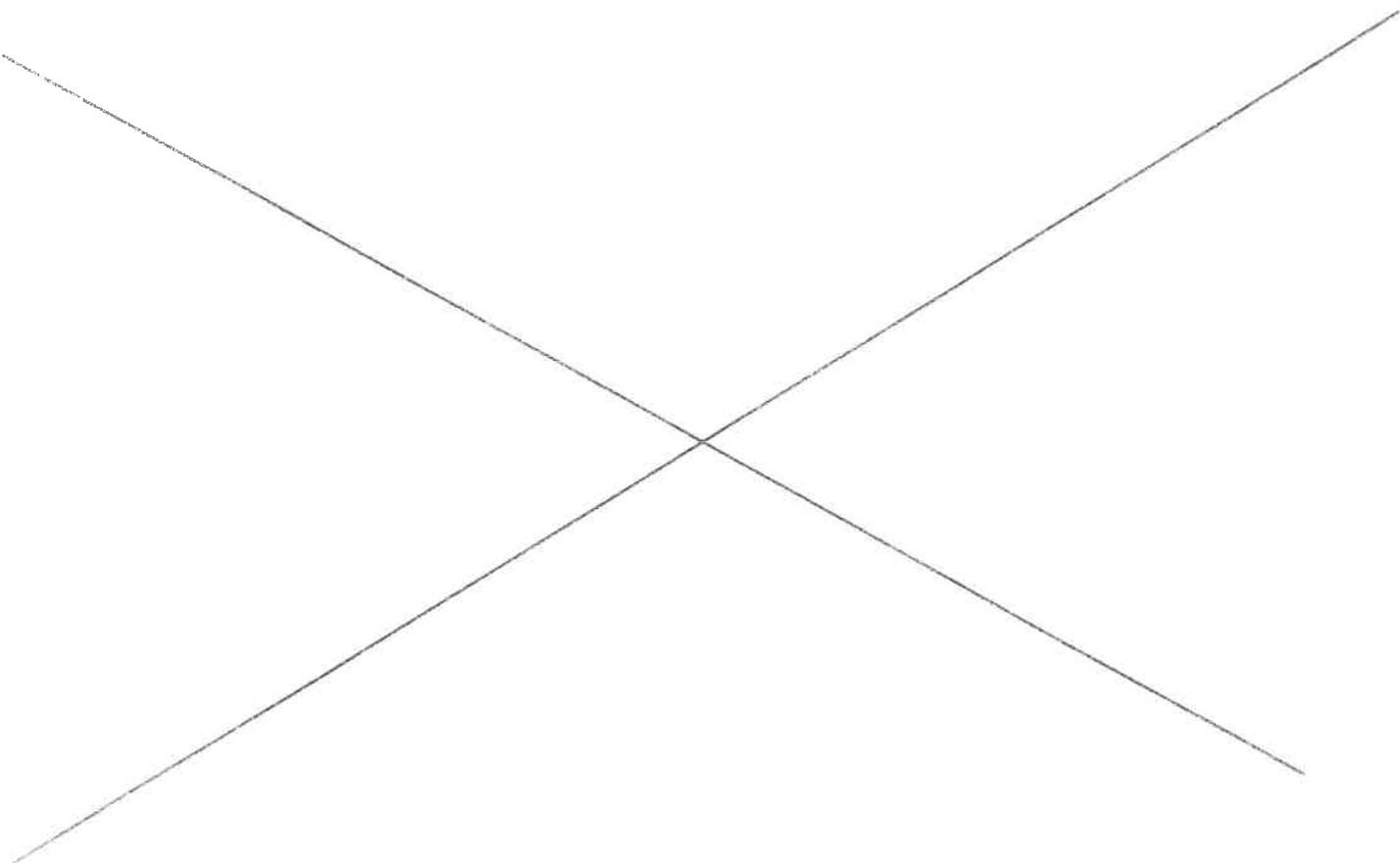


EXHIBIT 5

This page is part of your document - DO NOT DISCARD

20220615898



Recorded/Filed in Official Records
Recorder's Office, Los Angeles County,
California

06/09/22 AT 08:00AM

Pages:
0003

FEES:	30.00
TAXES:	0.00
OTHER:	0.00
PAID:	30.00



LEADSHEET



202206090260054

00022436328



013464466

SEQ:
01

SECURE - 8:00AM



THIS FORM IS NOT TO BE DUPLICATED

RECORDING REQUESTED BY

Elnaz Houshmand

AND WHEN RECORDED MAIL DOCUMENT TO:

NAME Elnaz Houshmand

STREET ADDRESS

1624 S. Gramercy Place

CITY, STATE &
ZIP CODE

Los Angeles, Ca 90019

SPACE ABOVE FOR RECORDER'S USE ONLY

Quitclaim Deed

Title of Document

Pursuant to Senate Bill 2 – Building Homes and Jobs Act (GC Code Section 27388.1), effective January 1, 2018, a fee of seventy-five dollars (\$75.00) shall be paid at the time of recording of every real estate instrument, paper, or notice required or permitted by law to be recorded, except those expressly exempted from payment of recording fees, per each single transaction per parcel of real property. The fee imposed by this section shall not exceed two hundred twenty-five dollars (\$225.00).

- Exempt from fee per GC 27388.1 (a) (2); recorded concurrently "in connection with" a transfer subject to the imposition of documentary transfer tax (DTT).
- Exempt from fee per GC 27388.1 (a) (2); recorded concurrently "in connection with" a transfer of real property that is a residential dwelling to an owner-occupier.
- Exempt from fee per GC 27388.1 (a) (1); fee cap of \$225.00 reached.
- Exempt from the fee per GC 27388.1 (a) (1); not related to real property.

RECORDING REQUESTED BY:
Elnaz Houshmand

MAIL TAX STATEMENTS AND
WHEN RECORDED MAIL TO:
Elnaz Houshmand
1624 S. Gramercy Place
Los Angeles, Ca 90019

Order No.:
Escrow No.:
APN: 5073-015-005

SPACE ABOVE THIS LINE IS FOR RECORDER'S USE

QUITCLAIM DEED

THE UNDERSIGNED GRANTOR(S) DECLARE(S):

DOCUMENTARY TRANSFER TAX IS \$ 0.00

Computed on full value of property conveyed, or

Computed on full value less liens and encumbrances remaining at time of sale.

Unincorporated area X City of LOS ANGELES

"THIS IS A BONAFIDE GIFT, THE GRANTOR RECEIVED NOTHING IN RETURN, R&T 11911"

For valuable consideration, receipt of which is hereby acknowledged,
TAYYEBEH SHAJARIIZADI, AN UNMARRIED WOMAN

hereby REMISE(S), RELEASE(S) AND QUITCLAIM(S) to
ELNAZ HOUSHMAND, A SINGLE WOMAN

the real property situated in the County of LOS ANGELES, State of California, more
particularly described as follows:

Lot 60, of Angeles Tract , in the city of Los Angeles, County of Los Angeles, State of California, as per map recorded in Book 2,
pages 73 and 74 of Maps, in the office of the County Recorder of said county.

APN: 5073-015-005

Dated: June 8, 2022


TAYYEBEH SHAJARIIZADI

A notary public or other officer completing this certificate verifies only the identity of the individual who signed the
document to which this certificate is attached, and not the truthfulness, accuracy, or validity of that document.

STATE OF CALIFORNIA

)

COUNTY OF Los Angeles

)

On 6/8/2022 before me, AFSHIN KHODAM, Notary Public, personally
appeared Tayyebeh Shajari'zadi,
who proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the
within instrument and acknowledged to me that he/she they executed the same in his/her/heir authorized capacity(ies),
and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s)
acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and
correct.

WITNESS my hand and official seal.

Signature 

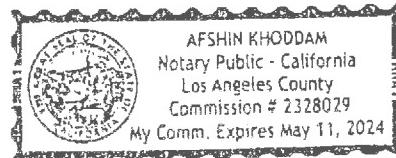


EXHIBIT 6

From: elnaz hooshmand elnazhooshmand@yahoo.com
To: Re: Union Bank
Date: Jun 3, 2022 at 1:47:51 PM
To: MortgageAssistance<MortgageAssistance@unionbank.com>

Dear Ms Karen Wilcox,

Thank you so much for the email. I talked to my mom. She is out of town. She will be back by the end of the next week and we will take care of it right away and I will keep you posted. Again I want to thank you for all your help.
Have a wonderful weekend!

Regards,

Elnaz Houshrnand

On May 31, 2022, at 12:17 PM, MortgageAssistance <MortgageAssistance@unionbank.com> wrote:

Hello Elnaz,

Per our discussion today, an unauthorized transfer was completed on the property of 1521 S Gramercy Place, Los Angeles, Ca, 90019, which violates the terms of your Note. Please send verification that the property has been transferred back into your name, so you will be eligible to be reviewed for workout assistance. The workout assistance are not guaranteed. Please contact me at 858 457-6486 should you have additional questions or concerns. Thank you.

Karen Wilcox
AVP - Residential/Consumer Lending Servicing
Operations & Technology for the Americas



 MUFG Union Bank, N.A. is a member of the MUFG group of companies.

MUFG Union Bank, N.A.
9865 Towne Centre Drive
San Diego, CA 92121

A member of MUFG, a global financial group

B1040 (FORM 1040) (12/15)

RECEIVED

OCT 17 2023

ADVERSARY PROCEEDING COVER SHEET (Instructions on Reverse)		ADVERSARY PROCEEDING NUMBER (Court Use Only)
PLAINTIFFS <p>Tayyabeh shajariizadi</p>		DEFENDANTS <p>Elnaz houshmand-John Pringle, chapter 7 Bankruptcy Trustee</p>
ATTORNEYS (Firm Name, Address, and Telephone No.)		ATTORNEYS (If Known) <p>Michelle Marchisotto</p>
PARTY (Check One Box Only)		PARTY (Check One Box Only)
<input type="checkbox"/> Debtor <input type="checkbox"/> U.S. Trustee/Bankruptcy Admin <input type="checkbox"/> Creditor <input checked="" type="checkbox"/> Other /owner of the Property <input type="checkbox"/> Trustee		<input checked="" type="checkbox"/> Debtor <input type="checkbox"/> U.S. Trustee/Bankruptcy Admin <input type="checkbox"/> Creditor <input type="checkbox"/> Other <input type="checkbox"/> Trustee
CAUSE OF ACTION (WRITE A BRIEF STATEMENT OF CAUSE OF ACTION, INCLUDING ALL U.S. STATUTES INVOLVED)		
<p>(1) Declaratory Relief; and</p> <p>(2) Quiet Title</p>		
NATURE OF SUIT		
(Number up to five (5) boxes starting with lead cause of action as 1, first alternative cause as 2, second alternative cause as 3, etc.)		
FRBP 7001(1) – Recovery of Money/Property <input type="checkbox"/> 11-Recovery of money/property - §542 turnover of property <input type="checkbox"/> 12-Recovery of money/property - §547 preference <input type="checkbox"/> 13-Recovery of money/property - §548 fraudulent transfer <input type="checkbox"/> 14-Recovery of money/property - other		
FRBP 7001(2) – Validity, Priority or Extent of Lien <input type="checkbox"/> 21-Validity, priority or extent of lien or other interest in property		
FRBP 7001(3) – Approval of Sale of Property <input type="checkbox"/> 31-Approval of sale of property of estate and of a co-owner - §363(h)		
FRBP 7001(4) – Objection/Revocation of Discharge <input type="checkbox"/> 41-Objection / revocation of discharge - §727(c),(d),(e)		
FRBP 7001(5) – Revocation of Confirmation <input type="checkbox"/> 51-Revocation of confirmation		
FRBP 7001(6) – Dischargeability <input type="checkbox"/> 66-Dischargeability - §523(a)(1),(14),(14A) priority tax claims <input type="checkbox"/> 62-Dischargeability - §523(a)(2), false pretenses, false representation, actual fraud <input type="checkbox"/> 67-Dischargeability - §523(a)(4), fraud as fiduciary, embezzlement, larceny (continued next column)		
FRBP 7001(6) – Dischargeability (continued) <input type="checkbox"/> 61-Dischargeability - §523(a)(5), domestic support <input type="checkbox"/> 68-Dischargeability - §523(a)(6), willful and malicious injury <input type="checkbox"/> 63-Dischargeability - §523(a)(8), student loan <input type="checkbox"/> 64-Dischargeability - §523(a)(15), divorce or separation obligation (other than domestic support) <input type="checkbox"/> 65-Dischargeability - other		
FRBP 7001(7) – Injunctive Relief <input type="checkbox"/> 71-Injunctive relief – imposition of stay <input type="checkbox"/> 72-Injunctive relief – other		
FRBP 7001(8) Subordination of Claim or Interest <input type="checkbox"/> 81-Subordination of claim or interest		
FRBP 7001(9) Declaratory Judgment <input checked="" type="checkbox"/> 91-Declaratory judgment		
FRBP 7001(10) Determination of Removed Action <input type="checkbox"/> 01-Determination of removed claim or cause		
Other <input type="checkbox"/> SS-SIPA Case – 15 U.S.C. §§78aaa et.seq. <input type="checkbox"/> 02-Other (e.g. other actions that would have been brought in state court if unrelated to bankruptcy case)		
<input type="checkbox"/> Check if this case involves a substantive issue of state law <input type="checkbox"/> Check if a jury trial is demanded in complaint		<input type="checkbox"/> Check if this is asserted to be a class action under FRCP 23 Demand \$ _____
Other Relief Sought		

B1040 (FORM 1040) (12/15)

BANKRUPTCY CASE IN WHICH THIS ADVERSARY PROCEEDING ARISES		
NAME OF DEBTOR <i>Elnaz Houshmand</i>	BANKRUPTCY CASE NO. <i>2:23-bk-10272-BR</i>	
DISTRICT IN WHICH CASE IS PENDING <i>Los Angeles Bankruptcy court</i>	DIVISION OFFICE	NAME OF JUDGE <i>Judge Barry Russell</i>
RELATED ADVERSARY PROCEEDING (IF ANY)		
PLAINTIFF <i>Tayyabeh shajariizadi</i>	DEFENDANT	ADVERSARY PROCEEDING NO.
DISTRICT IN WHICH ADVERSARY IS PENDING	DIVISION OFFICE	NAME OF JUDGE
SIGNATURE OF ATTORNEY (OR PLAINTIFF)		
DATE <i>10/16/2023</i>	PRINT NAME OF ATTORNEY (OR PLAINTIFF) <i>Tile</i>	

INSTRUCTIONS

The filing of a bankruptcy case creates an "estate" under the jurisdiction of the bankruptcy court which consists of all of the property of the debtor, wherever that property is located. Because the bankruptcy estate is so extensive and the jurisdiction of the court so broad, there may be lawsuits over the property or property rights of the estate. There also may be lawsuits concerning the debtor's discharge. If such a lawsuit is filed in a bankruptcy court, it is called an adversary proceeding.

A party filing an adversary proceeding must also complete and file Form 1040, the Adversary Proceeding Cover Sheet, unless the party files the adversary proceeding electronically through the court's Case Management/Electronic Case Filing system (CM/ECF). (CM/ECF captures the information on Form 1040 as part of the filing process.) When completed, the cover sheet summarizes basic information on the adversary proceeding. The clerk of court needs the information to process the adversary proceeding and prepare required statistical reports on court activity.

The cover sheet and the information contained on it do not replace or supplement the filing and service of pleadings or other papers as required by law, the Bankruptcy Rules, or the local rules of court. The cover sheet, which is largely self-explanatory, must be completed by the plaintiff's attorney (or by the plaintiff if the plaintiff is not represented by an attorney). A separate cover sheet must be submitted to the clerk for each complaint filed.

Plaintiffs and Defendants. Give the names of the plaintiffs and defendants exactly as they appear on the complaint.

Attorneys. Give the names and addresses of the attorneys, if known.

Party. Check the most appropriate box in the first column for the plaintiffs and the second column for the defendants.

Demand. Enter the dollar amount being demanded in the complaint.

Signature. This cover sheet must be signed by the attorney of record in the box on the second page of the form. If the plaintiff is represented by a law firm, a member of the firm must sign. If the plaintiff is pro se, that is, not represented by an attorney, the plaintiff must sign.